

CITY OF SANTA MARIA
LAND USE ELEMENT
of the
GENERAL PLAN

City of Santa Maria
Community Development Department
110 East Cook Street
Santa Maria, California 93454-5190
(805) 925-0951

Contact:

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August 20, 1991

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SUBJECT: TRANSMITTAL OF PLANNING DOCUMENTS

Enclosed are copies of the 1991 Land Use Element (LUE) text update and a recent Growth Management/Mitigation Report.

The Growth Management/Mitigation Report may be a planning document of interest to your Library. The LUE update supersedes the 1978 element text. However, as of this date, the graphics referenced in the document remain in draft form and have not been adopted. When the City Council adopts the graphics portion of the LUE update, copies will be mailed to your Library.

The Conservation Element and the Open Space Element comprise the 1981 Environmental Resources Management Element (ERME) of the General Plan. You will find these elements contained in the ERME.

Should you, or your staff, have any questions or additional requests about the City's General Plan, please feel free to contact me.

B. Shipsey
BILL SHIPSEY, PLANNER II
COMMUNITY DEVELOPMENT DEPARTMENT

BS/ac

Enclosures

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RESOLUTION NO. 91-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA UPDATING THE LAND USE ELEMENT (TEXT) FOR PROJECT GP-87-07 (LAND USE ELEMENT UPDATE OF THE GENERAL PLAN)

WHEREAS, on June 5, 1990, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the Environmental Impact Report, E-87-34, for projects, GP-87-07 and Z-90-27; and

WHEREAS, the City Council certified EIR, E-87-34 as complete; and

WHEREAS, on May 21, June 18, July 16, and August 20, 1991, the City Council considered Land Use Element (text) changes described in project, GP-87-07 referenced in Planning Commission memo dated May 13, 1991; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the provisions of California Environmental Quality Act of 1970, Public Resources Code, Sections 21000-21174, as amended, require the evaluation of the environmental impact and the preparation of an Environmental Impact Report EIR; and

WHEREAS, the EIR has been considered prior to making a decision on the project; and

WHEREAS, the Planning Commission of the City of Santa Maria has held two public workshops on the proposed amendments to the Land Use Element and reviewed and considered the Environmental Impact Report, E-87-34, incorporated herein by reference, together with all comments and responses to said environmental impact report; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria that the City Council amend the General Plan (Land Use) as noted in the Draft Land Use Element Update dated May 1991, Exhibit A, on file in the Santa Maria Community Development Department.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held August 20, 1991.

George S. Hobbs
MAYOR

ATTEST:

Janet Kalland
CITY CLERK

CONTENTS:

BY: M. G. O.
DEPARTMENT HEAD

BY: W. O.
CITY ADMINISTRATOR

APPROVED AS TO FORM:

BY: John P. [Signature]
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, JANET KALLAND, City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 91-109 which was duly and regularly introduced and adopted by said City Council at a regular meeting held August 20, 1991 by the following vote:

AYES: Councilmembers Dan A. Firth, Bob Orach, Curtis J. Tunnell, Thomas B. Urbanske and Mayor George S. Hobbs, Jr.

NOES: None.

ABSENT: None.

Janet Kalland
City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

RESOLUTION 90-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA CERTIFYING ENVIRONMENTAL IMPACT REPORT, E-87-34, PREPARED FOR PROJECTS GP-87-07 AND Z-90-27, ADOPTING THE FINDINGS/STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING LAND USE ELEMENT (MAP) CHANGES OF PROJECT GP-87-07 (LAND USE ELEMENT UPDATE OF THE GENERAL PLAN)

WHEREAS, the City Council of the City of Santa Maria held a regularly scheduled public hearing for the purpose of considering the Environmental Impact Report, E-87-34, for projects, GP-87-07 and Z-90-27; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS the provisions of the California Environmental Quality Act of 1970, Public Resources Code, Sections 21000-21174, as amended, require the evaluation of the environmental impact and the preparation of an Environmental Impact Report (EIR); and

WHEREAS the EIR has been considered prior to making a decision on the project; and

WHEREAS, the City Council of the City of Santa Maria has reviewed and considered the Environmental Impact Report, E-87-34, incorporated herein by reference, together with all comments and responses to said environmental impact report; and

WHEREAS, said environmental impact report contained three alternatives including a "no project" alternative; and

WHEREAS, at the completion of said hearing, the City Council duly considered all evidence presented at said hearing and has determined that significant environmental effects were identified in the environmental impact report.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria certifies draft EIR, E-87-34, and Errata contained in the Planning Commission memorandum dated April 27, 1990, and the completed Response to Comments as the Final Environmental Impact Report, in compliance with the California Environmental Quality Act and the CEQA Guidelines, and adopts the Findings and Statement of Overriding Considerations (Exhibit X) attached herewith; and

FURTHER, that the City Council has reviewed and considered EIR, E-87-34, prior to consideration of any project subject to this report; and

EXHIBIT F:

CONSOLIDATED LUMBER - FLOYD V. WELLS PROPERTIES
1327 - 1335 West Betteravia Road
Assessor's Parcel Nos. 117-330-45, -61 (part), and -62 (part);
approximately 13.8 acres

GENERAL PLAN:

FROM General Industrial TO Heavy Commercial Manufacturing

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held June 5, 1990, by the following roll call vote:

/s/ GEORGE S. HOBBS, JR.
Mayor

ATTEST:

/s/ JANET KALLAND
City Clerk

APPROVED AS TO FORM:

BY: [Signature]
CITY ATTORNEY

CONTENTS:

BY: [Signature]
DEPARTMENT HEAD

BY: [Signature]
CITY ADMINISTRATOR

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SECTION I

INTRODUCTION

A. PREFACE

The Land Use Element (LUE) designates the placement and distribution of future development and allows orderly growth to occur in the City. The LUE establishes future land use patterns and specifies the appropriate residential *density* and development *intensity*. Basic policies that relate to land use are identified and serve as a guide for decision-makers (City Council and Planning Commission) to direct the development of the City. In addition, the Land Use Element provides an overall design framework for the City to administer and implement the General Plan.

The Santa Maria Land Use Element fulfills the requirements of the State Planning Act and the regulations in Section 65300 et seq. of the Government Code of the State of California. Section 65302(a) of the Government Code states that the Land Use Element must contain the following:

- A design of the proposed general location, distribution, and extent of land uses, including land for housing, business, industry, open space, agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private *land use*.
- A statement concerning the standards of population density and building intensity recommended in those areas covered by this plan.
- The identification and annual review of land uses in those areas subject to flooding.

DENSITY. A RATIO OF THE RESIDENTIAL POPULATION PER ACRE OF LAND. IT IS OFTEN EXPRESSED IN TERMS OF DWELLING UNITS PER ACRE.

INTENSITY. A CONCEPT WHICH RELATES TO THE DEVELOPMENT OF THE LAND. IT IS OFTEN MEASURED BY THE HEIGHT, SETBACKS, AND FLOOR-AREA RATIOS OF BUILDINGS ON THE SITES.

LAND USE. A CLASSIFICATION OF WHAT THE LAND IS BEING USED FOR AND IS USUALLY STATED IN GENERAL TERMS LIKE: RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND PUBLIC USES.

Additionally, the Land Use Element must conform with (or adopt) the Santa Barbara County Hazardous Waste Management Plan and implement the provisions of the Surface Mining and Reclamation Act. Each of these state laws requires the City to include specific goals and policies in the General Plan as they relate to the topics of concern.

The existing Land Use Element was adopted by the City Council on February 21, 1978. The text was reformatted in April 1987 and incorporated amendments made through April 21, 1987. This text updates the current Land Use Element and provides new, appropriate *goals, policies, and implementation programs* guiding the City's development.

B. INTRODUCTION

The Land Use Element for the City of Santa Maria represents the efforts of the City staff, the Planning Commission, the City Council, and the local citizens to plan the physical development of the Santa Maria *Planning Area*. The Planning Area encompasses the City, the *Sphere of Influence*, and areas outside the Sphere of Influence but where decisions made within the area could affect City interests. In general, the Planning Area encompasses the City of Santa Maria and the urbanized areas of Orcutt and Tanglewood, as well as the land between and immediately adjacent to these developed areas as shown in Exhibit LU-1. The Sphere of Influence is the probable 20-year boundary of the City as approved by the Local Agency Formation Commission (*LAFCO*). Decisions made by the City will affect the residents and businesses within the sphere area. The Land Use Element presents a plan that reflects Santa Maria's social and economic needs and promotes maximum livability as the community continues to develop. In addition, the LUE, in conjunction with other elements of the General Plan, strives to minimize the community's exposure to the adverse influences associated with urban development such as flood hazard, seismic activity, air quality impacts, traffic and circulation hazards, and land use conflicts. Specifically, the LUE serves to:

GOAL. A VERY BROAD STATEMENT ABOUT A DESIRED END RESULT.

POLICY. A GENERAL GUIDE TO DIRECT ACTIONS TOWARDS ATTAINING THE GOAL.

IMPLEMENTATION PROGRAM. AN ACTION, OR SET OF ACTIONS, TAKEN TO ENFORCE POLICY.

PLANNING AREA. ANY LAND OUTSIDE THE CITY LIMITS, BUT HAVING AN IMPACT ON THE PLANNING OF THE CITY.

SPHERE OF INFLUENCE. LAND DETERMINED BY LAFCO TO BE ULTIMATELY ANNEXED AND SERVED BY THE CITY.

LAFCO. THE LOCAL AGENCY FORMATION COMMISSION HAS AUTHORITY TO REVIEW AND APPROVE ALL BOUNDARY CHANGES IN THE COUNTY.

- a.) Set forth, in general but meaningful terms, the goals of the City for future development.
- b.) Promote a balanced and functional mix of land uses consistent with community values.
- c.) Guide public and private investments.
- d.) Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan.
- e.) Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding.
- f.) Inform the public regarding the land use policies of the City.
- g.) Set forth the basic policies for dealing with land use problems and responding to the opportunities for positive growth and development. These policies are a statement of how the City intends to approach development questions as they present themselves.
- h.) Establish the different land use classifications for lands within the City's Sphere of Influence and provide desired land use activities.
- i.) Apply land use classifications to specific geographic locations, thus providing a basis for appropriate specific zoning.

C. PLANNING PERIOD

The Land Use Element is intended to serve as the community's basic land use strategy for the next 20 years. The planning period should not be viewed as the time span in which ultimate development, as addressed in the Land Use Policy Map, will occur. Further, the 20 year planning period is not the time span in which all the goals and *objectives* of the element will be achieved.

OBJECTIVE. A MEASURABLE ACTION TAKEN TO IMPLEMENT POLICY.

D. ASSUMPTIONS

The Land Use Element makes certain assumptions which have great bearing on the development of the land use goals and policies of the City. The assumptions about the planning area are those factors or influences on the Planning Area that are in a sense "givens" over which the community has little control or which reflect long-standing attitudes about Santa Maria and its physical development. The assumptions also reflect the evaluation of present and future trends, as well as the availability of information relevant to the *planning process*.

The assumptions that form the basis for the Land Use Element are:

1. The quality of life in Santa Maria can be improved by the maximum participation of citizens and public officials in a concerted planning effort.
2. The City and County will work with increased coordination toward common goals in guiding future development in the Sphere of Influence and Planning Area. Both entities exercise substantial influence over development decisions, but individual actions taken must be in concert with mutually established goals.
3. The City will pursue a policy of accommodating growth compatible with adopted social, economic, and environmental objectives.
4. The State Water Project may be constructed to provide water to the valley within the planning period.
5. Development will pay its own way for infrastructure.
6. The *capital improvement* programming necessitated by the community's development can be undertaken in accordance with this LUE.
7. The basic procedures and tools to accommodate the community's growth and development will be substantially the same as they are now and will include the *Specific Plan* process.

PLANNING PROCESS. A SERIES OF SEQUENTIAL STEPS TAKEN TO SOLVE PROBLEMS. THESE STEPS INCLUDE: PROBLEM IDENTIFICATION; SETTING GOALS; COLLECTION AND ANALYSIS OF DATA; ESTABLISHMENT OF OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS; FORMULATION OF ALTERNATIVES; SELECTION; IMPLEMENTATION; AND MONITORING AND AMENDING THE PLAN.

CAPITAL IMPROVEMENT PROGRAM. A MID-RANGE (6-YEAR) PLAN TO CONSTRUCT MAJOR PUBLIC IMPROVEMENTS IN THE CITY.

SPECIFIC PLAN. A DETAILED PLAN FOR THE DEVELOPMENT OF A SPECIFIC AREA. IT CREATES A BRIDGE BETWEEN THE GENERAL PLAN AND INDIVIDUAL DEVELOPMENT PROPOSALS AND DIRECTS ALL FACETS OF FUTURE DEVELOPMENT.

8. All, or parts of, Sphere of Influence Target Areas 1, 3, 5, 6, 7, 9, and Alternative Areas A, B, and C (see Exhibit LU-1) will be *annexed* into the City during the planning period.

ANNEXATION. A PROCESS OF ADDING LAND TO AN INCORPORATED JURISDICTION.

SECTION II

PLANNING CONSIDERATIONS AND FINDINGS

As development occurs, provision of adequate infrastructure capacity is essential for assisting growth in Santa Maria. Future development in the City, Sphere of Influence, and Planning Area will depend on the availability of vacant land and urban services in order to meet development needs. This section of the Land Use Element addresses these issues, as well as growth management.

A. FINDINGS

The City's ability to sustain growth depends on the capacity of resources, municipal services, and the availability of land.

1. LAND AVAILABILITY AND GROWTH PROJECTIONS

Historical Background

The Santa Maria Planning Area has experienced varying rates of growth in recent history. For example, during the development of Vandenberg Air Force Base, the area grew so quickly it was difficult for the City to meet the demand for urban services. The City grew without the benefit of a comprehensive plan. When activity at Vandenberg slowed, the Santa Maria area was adversely affected by extremely high vacancy rates, foreclosures, and a depressed economy. After several economic "boom-bust" cycles, the City Council acted to strengthen the City's economic base. In 1977, the Town Center Mall was opened to help diversify the local economy and make the City independent of cyclical military spending. During this period, the nearby communities of Santa Barbara and San Luis Obispo acted to

restrict growth. The net impact has driven people and jobs to Santa Maria due to more *affordable housing* and a positive business climate. These experiences demonstrate how important it is for communities to have control over their growth and that local land use decisions have regional consequences. Balanced growth, supported by a healthy economy, steady population growth, adequate housing, and efficient municipal services, is essential for the well being of Santa Maria.

Land Availability

The previous land use policy map, originally adopted in 1978, designated 3,030 acres for residential land use. The updated land use policy map allows for the addition of 1,430 acres to the City, as analyzed in the City's Sphere of Influence and Concurrent Annexation Study (Sphere Study), and could result in the addition of about 7,700 residential dwelling units in the City if Areas 1, 3, 5, 6, 7, and Alternative Area A are annexed to the City and developed as analyzed in the Sphere Study.

Without any annexations, there exists about a six-year supply of vacant land designated for residential and commercial uses within the City limits of Santa Maria. From 1970 to 1990, the City's population growth rate averaged 3.1 percent per year. To maintain the 20-year historical growth rate of 3.1 percent, additional lands will need to be annexed into the City before the year 2000. A growth rate higher than 3.1% per year would require more annexations sooner than projected in the Sphere Study.

The Sphere Study economic analysis (Natelson Company, 1990) suggests a 5 year lead time to: 1) allow 1-2 years from the date of annexation to the date when construction on the first phase is completed; and 2) prevent land prices from spiraling far beyond affordability. The City is presently experiencing the front end of the 5-year supply for residential and commercial designated land. To increase the supply of housing, the City may develop or continue to implement a combination of the following strategies:

AFFORDABLE HOUSING. HOUSING WITH MONTHLY RENTAL OR PURCHASE PAYMENTS (INCLUDING TAXES AND INSURANCE) THAT ARE NO GREATER THAN 30% OF THE MEDIAN MONTHLY HOUSEHOLD INCOME IN THE CITY OF SANTA MARIA.

- a.) Increase permitted residential densities.
- b.) Redevelop older residential neighborhoods.
- c.) Select expansion onto adjacent non-prime agricultural lands.
- d.) Convert additional nonresidential areas of the City to residential uses.
- e.) Limit the growth rate equivalent to, or less than, the average rate of the past 10 year period (i.e., 4.3 percent).

Growth Projection

Due to the many variables which come into play, it is difficult to accurately estimate future population growth over a long timeframe. However, the economic analysis prepared for the Sphere Study projects the need for about 10,400 dwelling units in the Santa Maria/Orcutt area over the next 10 years and 22,550 additional dwellings by the year 2010. Two-thirds (67%) of the single family homes are expected to be developed in the City limits. This represents 4,750 single family homes in the year 2000 and 5,450 single family homes from 2000 to 2010. Nine-tenths (90%) of the multi-family housing is expected to be developed inside the City and constitutes 2,950 dwellings from the year 1990 to 2000, and 3,650 dwellings from 2000 to 2010. The City needs to provide 7,700 dwelling units to meet the demand for housing by the year 2000 and a total of 16,800 units by the year 2010. Based on the growth rate assumptions from the Sphere Study, the City population is expected to be about 82,400 persons in the year 2000 and 100,000 by the year 2010.

The Sphere Study economic analysis projects a growth in population from the pre-census estimate of 60,700 persons in 1990 to about 82,400 persons in the year 2000. Over the 20-year period, about 11,000 single family units and 5,800 multi-family units will be added to the City. Using the City's Project Assessment Manual Computer Model, 1987, it is estimated that by the end of the first

10-year period, these dwellings will demand 3,100 *acre feet of water* each year (AFY); the additional sewage generation is expected to be 1,900,000 gallons per day (GPD); solid waste generation will add 30 tons per day (TPD). By the year 2010, the water demand will be 6,800 AFY, sewage generation will be 4,250,000 GPD, and solid waste generation will be 66 TPD. With conservation, recycling, and innovative project *mitigation*, it is possible to achieve between 20 percent and 40 percent use reductions in each of these resources and services.

2. WATER SUPPLY

The water supply of the City has historically been the Santa Maria Valley groundwater basin. It is estimated that the basin was full in 1918 and contained about three million acre feet of water in storage. The accelerated development of irrigated agriculture in the period following World War I and steady urban growth have resulted in the depletion of approximately two-thirds of the accumulated water stored in the basin. It is estimated that about one million acre feet of usable available water remains in storage.

At present, agriculture consumes 80 percent of the water used in the Santa Maria Valley. It is expected that agriculture's share of water use will remain constant or decline slightly in the future, while urban use will expand. The consumptive use of urban and agricultural water (water used or applied, less excess water returned to the groundwater basin) was 106,226 acre feet in 1989. The long term recharge of the basin is 76,200 acre feet per year (AFY). Therefore, there is an annual average overdraft of about 30,000 acre feet. At this rate of overdraft, the available water in the basin could be exhausted in less than 30 years. Continued dry years without much recharge could shorten this time considerably.

Water quality in the basin has been declining for many years and is the most immediate problem for the City. At present, water from City wells at the airport contains more than 800 parts per million (ppm) total dissolved solids (TDS). The maximum federal limit for municipal water TDS is 500 ppm, and the state limit is 1,000 ppm.

ACRE FOOT OF WATER. 325,851 GALLONS OF WATER. THE AMOUNT OF WATER REQUIRED TO COVER ONE-ACRE WITH ONE FOOT OF WATER.

MITIGATION. REDUCTION OF IMPACTS. THIS TERM OCCURS MOST OFTEN IN THE ENVIRONMENTAL PROCESS.

In 1989, the City pumped 12,471 acre feet of water. To supplement the City's water supply, improve its quality, and achieve a much better quality of recharge into the groundwater basin, the City may acquire approximately 11,300 acre feet per year of water from the California Water Project in the mid- to late- 1990s.

Agricultural usage of water in the Santa Maria Valley constitutes about 80% of the total water demand. Depending on the crops planted, number of plantings per year, and climatic conditions, an acre of row crop land requires between 1.7 and 2.1 AFY of water. Urban uses create about 20% of the water demand in the valley. A typical single family home requires about .5 AFY of water while a newer house, on a small lot, is expected to save 20% more water due to water conserving fixtures and less landscaped areas.

Recent Santa Maria subdivision developments have incorporated retardation basins in efforts to retain water and reduce stormwater run off. The retardation basins serve three purposes: (1) to reduce the sheet flow flooding problem in the development area, (2) to help recharge the Orcutt aquifer with surface water, and (3) to provide landscaped open space, which may also provide some recreational opportunities.

3. SEWAGE SYSTEM

The City and the Laguna Sanitation District provide sewer service to the urbanized area. The City's wastewater treatment facilities serve most of the development within the City, except the southerly areas of the airport industrial tracts, as well as a few areas outside the corporate limits. The Laguna Sanitation District serves the southerly areas within the City previously mentioned and most unincorporated areas south of Santa Maria, except some of the northerly developments around the Orcutt Wye.

The City's sewage system has some areas of concern which may affect the ability of the City to serve future development. These areas of concern are listed as follows:

1. The City's wastewater generally drains from east to west. As more development takes place to the east, the confluence of wastewater downstream may overburden the existing system.
2. The City's discharge from the wastewater treatment plant does not meet existing regional water quality standards due to the high levels of sodium and chloride in the discharge.
3. The capacity of the wastewater treatment plant may have to be increased to meet the demand which will be placed on the plant for future growth. The plant currently has a capacity of 7.9 million gallons per day (mgd).

The City is planning to expand the capacity of the wastewater treatment plant, as well as improve the quality of discharge from the plant. These projects include a scheduled plant expansion around the year 1995, which will increase capacity to 10.0 mgd, and a salt removal program to improve the discharge to within Regional Water Quality Control Board limits.

The City has assessed a sewage plant expansion fee for all newly annexed land and for existing land use intensification within the City. The fee is anticipated to enable the plant's improvements to keep pace with growth.

4. SOLID WASTE

The City of Santa Maria owns and operates a sanitary landfill located along the Santa Maria River at the intersection of East Main Street and Philbric Road. In 1990, the landfill accepted 187,922 tons of non-hazardous, household and commercial, refuse. Class I, toxic and hazardous, waste is not handled by the City landfill. Santa Barbara County holds household toxic collection days about once a year in each community. Common household toxics are collected at a central location, sorted, and taken to appropriate facilities for processing and storage.

The service area for home trash pick-up includes the cities of Santa Maria and Guadalupe as well as the unincorporated Orcutt area and

the Nipomo area of southern San Luis Obispo County. The landfill also accepts non-hazardous/toxic materials from private individuals. Increasingly, as landfill fees increase elsewhere, persons from outside the region have been hauling refuse to the Santa Maria landfill because of a more favorable rate structure. The Santa Maria landfill has an expected life of 10+ years.

Future plans for expanding the life expectancy of the landfill are being explored. These include:

- a.) Acquisition of adjacent lands suitable for landfill operations.
- b.) Reactivation of older sections of the landfill where additional capacity still exists.
- c.) Early implementation of AB 939 provisions requiring a 25% source reduction to landfills by 1995 and a 50% source reduction by 2000.

With the inevitable closure of the landfill operations by the City of Santa Maria, responsibility for providing solid waste services will fall to Santa Barbara County. The County has acquired a site on Brown Road with the intention of providing landfill services and it is proceeding with environmental processing. The operational date of this site is unknown at this time.

5. GROWTH MANAGEMENT

The purpose of this Land Use Element is to ensure that the City's goals and objectives are achieved, and that the programs outlined in this element can be implemented. Therefore, in a sense, the Land Use Element is a form of "growth management" by directing growth, in terms of (1) type, (2) location, and (3) phasing, to occur in a pattern desired by the City. There are several ways in which this LUE can be seen as a growth management program, including the following:

- a.) Major *regional retail commercial* uses will continue to be concentrated in the central business district so that the downtown remains the urban center of the City.
- b.) Setting service availability standards (i.e. setting specific threshold levels for water consumption, sewage discharge, or traffic levels) which are not to be exceeded by new development.
- c.) The adoption of capital improvement programs governing the extension of services to assure that all development takes place within areas where adequate services are available.
- d.) Establishing agricultural and industrial *reserve lines*, which recognize the basic economic values in the community, to set aside areas considered inappropriate for residential development.
- e.) Increased coordination between the County and City regarding land use decisions to ensure balanced and supportive land uses within the Santa Maria Valley.
- f.) Increased coordination between LAFCO and the City. As the need for developable land increases, the City will need to amend its Sphere of Influence boundary and annex *unincorporated* land; LAFCO must approve all such annexations.

REGIONAL RETAIL COMMERCIAL. RETAIL-COMMERCIAL USES WHICH ATTRACT SHOPPERS FROM OUTSIDE THE SANTA MARIA VALLEY.

RESERVE LINE. BOUNDARY OF AN AREA WHICH IS SET ASIDE FOR A PARTICULAR GENERAL LAND USE.

UNINCORPORATED. TERRITORY WHERE LAND USE DECISIONS ARE MADE BY THE COUNTY BOARD OF SUPERVISORS.

This LUE projects a 3.1 percent annual population growth rate over the next 10-year period. If the City's growth rate significantly exceeds 3.1 percent or appears to be approaching levels which cannot be supported by existing and planned infrastructure, the LUE growth projections will need to be adjusted and other elements of the General Plan will also need to be reviewed to assure consistency with the LUE. The City may also find it necessary to adopt a growth management program. Such a program would be subject to legal requirements and might include:

- a.) Short-term limits on the amount of construction.

- b.) Increasing new development fees to cover all costs of public improvements.
- c.) Phase annexations to allow the City infrastructure to "grow into" the next phase of annexations.

B. ADDITIONAL PLANNING CONSIDERATIONS

There are other factors, besides the ability of the City to provide vacant land and urban services, which are considered in the Land Use Element. These considerations include the following:

- a.) Citizen input as a result of public involvement in the development and implementation of this LUE.
- b.) Analysis by the Planning Commission and City Council focusing on their special concerns for the planning area.
- c.) Evaluation of existing and potential *land use conflicts* within the community.
- d.) Evaluation of *development capacity*.
- e.) Application of accepted land use practices. Included in this process is an on-going evaluation of the economic determinants which influence the types of uses that can be practically developed in a particular location.

LAND USE CONFLICT. USES WHICH ARE INCOMPATIBLE DUE TO LOCATING SEVERE IMPACT GENERATORS (I.E. NOISE, DUST, ODOR) NEAR SENSITIVE RECEPTORS (I.E. SCHOOL, HOSPITAL, HOUSE).

DEVELOPMENT CAPACITY. THE ABILITY OF THE AREA TO SUSTAIN THE INTENSITY/DENSITY OF THE LAND USES PLACED ON IT.

C. DEVELOPMENT CONSTRAINTS

The ability of certain areas to successfully sustain certain types of development is an important consideration in how land uses are designated within the planning area. The capability of the land to sustain one use over another is dependent upon physical suitability of the development types. Considerations for the Santa Maria Planning Area are mapped in Exhibit LU-2 and include:

1. Flood Hazard. The planning area has historically experienced flooding and drainage problems. Major flooding has been associated with the Santa Maria River. The flooding caused by high flows in the Santa Maria River, however, has been greatly mitigated by the U.S. Army Corps of Engineers (ACOE) levee project and Twitchell Reservoir.

Localized flooding has been mitigated, to a major extent, through the joint efforts of the City of Santa Maria and the County Flood Control District. Minor localized drainage problems exist in the southern portion of the planning area. As development takes place in these areas, the drainage problems will be mitigated.

Lastly, recent Santa Maria subdivision developments have incorporated basins serving three purposes: (1) a retardation area reducing the short flow flooding problem, (2) surface water recharging to the Orcutt aquifer, and (3) landscaped recreational open space.

2. Prime Agricultural Land. Agriculture and its related industry represent a significant segment of the planning area's economic base. The continued availability of *prime agricultural land* is important for the continued prosperity of the area.

Historically, the planning area has developed without considering the importance of agricultural lands. Development incompatible with agricultural operations has been permitted to take place on and adjacent to agricultural lands. This process not only acts to take the land being developed out of production but the adjoining agricultural land as well, due to the difficulties associated with fertilizer and pesticide application close to urban development.

To protect the remaining prime agricultural lands from urbanization, future development should be restricted from these areas, except in Areas 1, 5, 6, 7, and CEQA Alternative Area A of the Sphere Study as shown on Exhibit LU-2. Where this is not possible due to other overriding concerns, the development should take place so as to minimize the intrusive effects of the development on the

PRIME AGRICULTURAL LAND. CLASS I AND CLASS II SOILS. GENERALLY, THESE ARE THE BEST LANDS FOR IRRIGATED ROW CROP AGRICULTURE.

adjoining agricultural lands. This can be done by providing a *buffer* between residential and agricultural uses. Deep lots and fencing can also help mitigate the encroachment.

*BUFFER. BLOCKING, OR LIMITING, THE
ADVERSE IMPACTS BETWEEN LAND USES.*

3. Noise Impact Areas. Areas have been identified in the City's adopted Noise Element (1987) and updated in the 1989 adopted noise contours for the Santa Maria Public Airport (2005) as experiencing noise problems or having the potential for future problems. This indication limits the desirable uses or indicates the need for mitigation measures in these areas.

The City should not permit residential uses in close proximity to the airport, allowing the airport to exist and expand as a strong economic factor in the region's economic growth.

4. Air Traffic Impact Areas. These areas, due to their proximity to the Santa Maria Public Airport, should be developed with uses not susceptible to aircraft noise and so as not to create a safety hazard. If these areas are improperly developed, the operations of the airport would be adversely impacted. Developments should be consistent with the Santa Barbara County Airport Land Use Commission Areas I, II, and III where applicable.

5. Soil Hazard. The soils found in the Planning Area do not generally present a development constraint. There are, however, localized pockets of expansive and compressible-collapsible soils in the southern portion of the Planning Area. Development in these areas may require special building designs. (A more thorough discussion of soils can be found in the Safety Element of this General Plan.)

A portion of the planning area is underlain by soils extremely susceptible to soil blowing. Development in these areas may cause excessive soil blowing unless mitigation measures are taken.

6. Air Quality. The climatological conditions found in the Santa Maria Air Basin are conducive to the formation of inversion layers which trap pollutants and prevent dispersal.

The Santa Maria area exceeded the state ozone standards (10 parts per million) on three occasions since 1987. The more serious air quality problem involves airborne particulate (PM_{10}). Most of Santa Maria's airborne particulate are generated by local agricultural uses. Santa Maria's annual PM_{10} average hovers near the California state standard of 50 micrograms per cubic meter, with the average annual level of PM_{10} exceeding state standards on twelve days in the three years surveyed (1987 - 1989). The ozone monitor is located at 500 South Broadway, while the PM_{10} monitor is on the library roof at 420 South Broadway.

In order to reduce large-scale degradation of the local air quality, it will remain necessary to place controls and constraints on certain types of development to limit the generation of both ozone and PM_{10} pollutants.

D. CHARACTERISTICS OF EXISTING LAND USES

The City of Santa Maria encompasses approximately 10,900 acres or 17 square miles. Approximately 27 percent (2,944 acres) of the total land area of the City is designated for residential use. Commercial and office uses account for about 9 percent (975 acres); industrial/airport service designations account for 26 percent (2,818 acres) of the total land area in the City. The distribution of existing land uses is provided in Table LU-1.

TABLE LU-1
EXISTING LAND USES: 1990

<u>Land Use Category</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>	<u>Developed Land as a Percentage of the Total City Area</u>
Residential	2,556.11	387.89	23.45
Commercial Office	750.75	224.25	6.89
Industrial/Airport Service	790.51	2027.49	7.25
Public/Open Space	1,886.00	--	17.30
Streets, Parking, & Railroads	<u>2,277.00</u>	<u>--</u>	<u>20.90</u>
Subtotal	8,260.37	2,639.63	--
Total	75.78%	24.22%	

Note: Based on the December 1990 absorption rates calculated by the Natelson Company for the Santa Maria Sphere of Influence Boundary Amendment Study, the City needs 840 dwelling units, 178,527 square feet of commercial/office space, and 185,685 square feet of industrial space per year. This demand, if carried forward each year would result in about a 5 years supply of residential land, a 14 years supply of commercial/office land, and a 50 years supply of industrial land.

1. Residential. Approximately 27 percent of the City's total land area is designated for residential uses. Of these lands, about 388 acres of vacant residential land remains in the City. There are four residential classifications established in the LUE. These categories include Low Density Residential (up to 5 dwelling units per acre), Low Medium Density Residential (5 to 8 dwelling units per acre), Medium Density Residential (up to 12 dwelling units per acre), and High Density Residential (12 to 22 dwelling units with senior housing allowed at up to 30 dwelling units per acre). Senior housing is allowed in Commercial Professional Office.
2. Commercial and Office. Commercial and office land uses account for 8.9 percent of the City's total land area; about 23 percent of these designations totalling about 224 acres are vacant. Commercial and office activities are scattered across the City. Broadway from the northern boundary of the City to Santa Maria Way provides the longest strip of commercial activity in the City. Often, office uses are used to buffer the commercial uses from nearby residential areas. Other streets include Betteravia Road, Donovan Road, Main Street, and Stowell Road with other commercial sites scattered throughout the City.
3. Industrial and Airport Service. Developed industrial and airport service land uses occupy approximately 791 acres in the City. This is about 7.3 percent of the City's total land area; about 2,027 acres remain vacant and undeveloped. A large percentage of the vacant industrial land is controlled by the Santa Maria Public Airport. Industrial activities are not concentrated in one area; rather, they are scattered throughout the City. Airport service land uses are located in and around the airport. Major industrial areas are located west of Broadway to the western City limit between Carmen Lane and McCoy Lane; south of the airport near the Foster Road and Blosser Road intersection; and along Skyway Drive near the airport. Other areas are small and located near residential districts.

4. Public. Public facilities include government building sites, public hospitals, schools, and government maintenance yards. These uses account for 4.8 percent of the City's total land area.
5. Open Space. The City currently owns and operates 11 parks. These facilities include Preisker, Oakley, Atkinson, Rice, Tunnel, Armstrong, Russell, Simas, Buena Vista, Adam, and Memorial parks. Additionally, there are a few large areas designated open space for the purpose of public health and safety. These areas include parts of the Santa Maria Public Airport and the City owned sanitary landfill. At this time, open space accounts for 12.5 percent of the City's total land area.

The City adopted the portion of the Santa Barbara County bikeway plan as it relates to the City and its Sphere of Influence. Santa Maria's bikeway plan, as adopted, calls for an extensive network of routes; however, very few have been constructed.

6. Streets, Parking, and Railroads. City streets and railroads account for 20.9 percent of the City's total land area.

E. LAND USE CLASSIFICATIONS

Land use classifications have been designed to reflect the range of uses necessary for the future development of the planning area. The classifications provide for:

1. The distribution of varying uses throughout the Planning Area as indicated on the proposed Land Use Policy Map.
2. Specific *zoning* which guides development and is used to implement the General Plan.

ZONING. THE LAND USE LAWS OF THE CITY WHICH ARE THE PRIMARY MEANS FOR IMPLEMENTING THE GOALS, POLICIES, AND OBJECTIVES OF THE GENERAL PLAN.

The classifications suggest specific development *standards*, which are more appropriately contained in the Zoning Ordinance. As a point of clarification, the Zoning Ordinance specifies minimum lot sizes allowed in each zoning category, but does not define allowable residential densities. The General Plan classifications specify the maximum density allowed per gross acre of land.

*STANDARDS. QUALITIES WHICH MAY BE
MEASURED AND COMPARED.*

The following text defines the 20 land use categories of the General Plan's Land Use Element.

■ OPEN SPACE (OS)

Purpose. To preserve certain areas for present and future agricultural production, protect natural resources, provide for recreation and scenic protection, provide scenic areas along railroad rights-of-way, act as an urban agriculture buffer, allow mineral extraction, and act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses.

Types of Uses. There are four types of land uses permitted within this land use designation:

- AOS I (Primary Agricultural Open Space). Intensive crop agricultural uses. All land classified as prime agricultural (Class I and II soils).
- AOS II (Secondary Agricultural Open Space). Less intensive agricultural uses, including grazing. Includes some lands that are not prime agricultural, but are an agricultural buffer and are not now considered suitable for urban expansion.
- ROS (Recreational Open Space). Includes existing and proposed recreational facilities, including neighborhood, community, and regional parks; bikeways; equestrian trails; jogging paths; selected public utility and railroad right-of-ways and associated uses where the right-of-way corresponds to the adopted Bikeways Plan; and publicly owned and operated sanitary landfill operations that have the potential for reclamation and development into the aforementioned recreational facilities.

- COS (Conservation Open Space). Includes areas subject to flood hazard, significant groundwater recharge areas, well farms, areas adjacent to creekbeds, areas of surface and sub-surface mineral extraction, levee buffer, airport safety areas, and publicly owned landscaped areas.

Corresponding Zoning. OS, PD overlay.

- COMMUNITY FACILITIES (CF)

Purpose. To provide for necessary facilities for use by the public.

Types of Uses. Range of public facilities, including schools and government buildings. Open space facilities, such as parks, are classified under "Open Space".

Corresponding Zoning. PF, PD overlay.

- LOW DENSITY RESIDENTIAL (LDR-5)

Purpose. To encourage new areas with overall densities responsive to the economic considerations of providing new housing, on a wide range of standard sized lots, providing the amenities and open spaces associated with traditional single-family areas, and stabilizing existing areas by discouraging intensification of density.

Types of Uses. Single-family detached dwelling units with overall (average) density not to exceed five *dwelling units per acre* with variable lot sizes for single-family detached units up to one-fourth acre in size.

Corresponding Zones. R-1, R-1-6,000 to R-1-10,000, RMH, PD overlay.

DWELLING UNITS PER ACRE. A MEASURE OF POPULATION DENSITY BASED ON THE NUMBER OF HOUSING UNITS ON AN ACRE OF LAND.

■ LOW MEDIUM DENSITY RESIDENTIAL (LMDR-8)

Purpose. To encourage densities that are responsive to the economic considerations of providing affordable single-family housing on small lots while at the same time maintaining adequate individual private open space and the character of a single-family neighborhood.

Types of Uses. Single-family detached dwelling units with an overall (average) density not to exceed eight dwelling units per acre, with variable lot sizes for single-family detached units. This development type would usually require zero side yard development to maximize private, usable yards.

Corresponding Zoning. RSL-1, RMH, R-2, PD overlay.

■ MEDIUM DENSITY RESIDENTIAL (MDR-12)

Purpose. To encourage new development while stabilizing existing development. Allows a mixture of unit types, while maintaining the feeling of a single-family neighborhood. To encourage reinvestment in older areas, and provide a land conservation measure by inducing development away from yet undeveloped areas.

Types of Uses. Single-family, detached and attached, duplexes; triplexes; and larger multi-family complexes, with an average density not to exceed 12 dwelling units per acre.

Corresponding Zoning. R-2, PD overlay.

■ HIGH DENSITY RESIDENTIAL (HDR-22)

Purpose. To provide for an urban residential environment, preferably close to shopping facilities and existing activity centers, as well as provide an incentive for reinvestment in older established areas.

Types of Uses. Duplexes, triplexes, and larger multi-family complexes, with overall density not to exceed 22 dwelling units per acre. Senior Citizen Housing may also be permitted to a maximum density of 30 dwelling units per acre.

Corresponding Zoning. R-3, PD overlay.

▪ CENTRAL DISTRICT (CD I)

Purpose. To accommodate retail, office, and institutional activities, emphasizing activities of regional significance or serving a regional market, in a pleasant and interesting environment emphasizing amenity and convenience for pedestrians. Corresponds to area generally thought of as encompassing the Central Business District.

Types of Uses. Office, retail, and institutional.

Corresponding Zoning. C-1, PD overlay.

▪ CENTRAL DISTRICT (CD II)

Purpose. To encourage the revitalization of areas near the urban center or other appropriate areas by allowing a range of intense, but compatible uses. As a means of recognizing the existing diversity in these areas, some residential uses may be allowed above first floor commercial/office uses.

Types of Uses. Intense residential development, *neighborhood commercial*, commercial/professional office uses, institutional uses, and accessory residential dwelling units above first floor commercial/office not exceeding 12 dwelling units per acre.

Corresponding Zoning. CPO, C-1, PD overlay.

▪ NEIGHBORHOOD COMMERCIAL (NC)

Purpose. To provide areas which offer convenience goods and services to local residents without disrupting the residential character of an area. These areas are intended to be small in size and not geared to providing a multitude of more specialized goods and services serving a community-wide or regional market. Some residential uses may be allowed above first floor commercial/office uses.

Types of Uses. Supermarkets, convenience grocery stores, drug stores, laundromats, bakeries, shoe repair shops, and accessory residential dwelling units above first floor commercial/office not exceeding 12 dwelling units per acre.

Corresponding Zoning. C-1, CC, CPO, PD overlay.

NEIGHBORHOOD COMMERCIAL. RETAIL
COMMERCIAL USES INTENDED TO SERVE THE
PRIMARY NEEDS OF THE ADJACENT
RESIDENTIAL NEIGHBORHOODS.

■ COMMUNITY COMMERCIAL (CC)

Purpose. To include the majority of retail uses outside the central core, particularly along the lineal development corridors which have emerged. The majority of these uses would be geared to the areawide market.

Types of Uses. Variety of retail uses, excluding "heavy", land extensive or quasi-industrial commercial uses such as lumber yards, agricultural equipment yards, pipe supply works, etc.

Corresponding Zoning. C-1, C-2, PD overlay.

■ COMMERCIAL/PROFESSIONAL OFFICE (CPO)

Purpose. To provide areas for offices which may be compatible with a range of other uses.

Types of Uses. Office development for the following services: medical, legal, travel agencies, insurance, and real estate services, as well as a certain complementary commercial uses. Senior citizen housing may also be permitted to a maximum density of 30 dwelling units per acre with special review by the planning commission and subject to the following standards:

- (1) Senior citizen housing projects should be conveniently located to medical and commercial services;
- (2) Transportation should be available to the residents through public (within 1/10 mile of a transit stop) or private systems or a combination thereof;
- (3) Senior citizen housing projects should be located near (within 1/4 mile of) park facilities.

Corresponding Zoning. CPO, PD overlay.

■ FREEWAY SERVICES (FS)

Purpose. To accommodate the needs of the traveling public along major *transportation corridors*.

Types of Uses. Motels, service stations, restaurants, and rest stops.

Corresponding Zoning. FS, PD overlay.

■ LIGHT INDUSTRIAL (LI)

Purpose. To accommodate industrial uses which contain the process primarily within the building, do not generate negative *environmental impacts*, and which are most compatible with adjacent nonindustrial uses.

Types of Uses. Research facilities, light assembly plants.

Corresponding Zoning. M-1, PD overlay.

■ HEAVY COMMERCIAL/MANUFACTURING (HCM)

Purpose. To permit activities that manufacture and retail on the same site as well as other heavy commercial uses which may be land extensive, require transport of materials by heavy truck, require large loading and docking areas, and where the possibilities of heavy noise generation exist.

Types of Uses. Lumber yards, boatworks, warehouses, building supply dealers, mobile home sales, farm equipment sales, and equipment repair.

Corresponding Zoning. CM, PD overlay.

TRANSPORTATION CORRIDORS. LINEAR
ROUTES OF TRAVEL.

ENVIRONMENTAL IMPACT. AN ACTION
WHICH HAS AN EFFECT ON THE
ENVIRONMENT. AN ENVIRONMENTAL IMPACT
REPORT ATTEMPTS TO PROVIDE DECISION-
MAKERS WITH A FULL INFORMATION
DOCUMENT ABOUT THE CONSEQUENCES OF A
DEVELOPMENT.

■ GENERAL INDUSTRIAL (GI)

Purpose. To provide areas for all types of heavy industrial uses, but particularly those which need to be separated from other land uses because of the impacts associated with these activities, such as heavy truck traffic, noise, odor, or dust.

Types of Uses. Range of industrial uses, including heavy manufacturing, heavy trucking operations.

Corresponding Zoning. M-2, PD overlay.

■ AIRPORT - AIRPORT SERVICE (A-AS)

Purpose. To provide a broad category facilitating the airport and airport-related commercial and industrial uses not adversely affected by airport operations, to provide for specific areas for aircraft operation and navigation aids, and to minimize the hazard to safe landing and take-off of aircraft.

Types of Uses. Full range of uses, including airport operation and support activities.

Corresponding Zoning. AA, CZ, AS-I, AS-II, AS-III, PD overlay.

■ SPECIFIC PLAN (SP)

Purpose. To encourage comprehensive planning and urban design flexibility for large land areas (over 60 acres) through the adoption of a General Plan-Specific Plan. Such flexibility allows the City to adopt a set of land use specifications and implementation programs tailored to the unique characteristics of each area. All zoning districts may be made a part of the specific plan, however, the implementation of each zone must be consistent with the adopted General Plan-Specific Plan.

Types of Uses. The specific plan designates all land uses, and the geographic boundaries of each use, allowed in the specific plan area. Each use must be consistent with the adopted specific plan and the corresponding zoning noted in the plan.

Corresponding Zoning. SP.

F. LAND USE POLICY MAP

The Land Use Policy Map indicates the distribution of the land use classifications geographically throughout the City, the City's Sphere of Influence, and potential annexation areas. These recommendations should not be considered as being tied to a specific time in the future. The specific recommendation in one area may relate to currently developed uses, while others are oriented to development at an indefinite date in the future. The City is concerned with next year as well as 10 and 20 years from now. Thus, if an area is slated for new uses, the City is as concerned about the period of transition as with establishing ultimate uses. Designations calling for new uses do not necessarily constitute an abandonment of existing uses.

The Land Use Policy Map depicts the location and extent of land use designations described in the land use classification section of the Land Use Element. The Land Use Policy Map reflects the projected anticipated growth which will occur in portions of the planning and the sphere study areas.

There are five areas which are included in the Land Use Element update but are not currently within the City limits. These are Sphere of Influence Boundary Amendment and Concurrent Annexation Study target areas and are described below.

Target Area 1. This is approximately 60 acres generally located north of Taylor Street and west of Preisker Park. The proposed land uses include Low Medium Density Residential (5-8 du/ac) and Open Space. This site is being evaluated for 140 dwelling units in the Sphere Study EIR.

Target Area 5. This is approximately 314 acres located south of Stowell Road, east of Blosser Road, and west of Depot Street. This area is designated Specific Plan. The proposed land uses include Low Medium Density Residential (5-8 du/ac), Medium Density Residential (12 du/ac), High Density Residential (22 du/ac), Open Space, Community Facilities, Community Commercial, and Light Industrial. The site is being evaluated for 1,857 dwelling units on 231 acres.

Target Area 6. This is approximately 258 acres located west of Target Area 5 and is also designated Specific Plan. The proposed land uses include Low Medium Density Residential (5-8 du/ac), Medium Density Residential (12 du/ac), Open Space, Community Commercial, and Light Industrial. The site is being evaluated for 1,347 dwelling units on 181 acres.

Target Area 7. This is approximately 574 acres located south of West Betteravia Road, southeast of Mahoney Road, east of Black Road, and north of the community of Tanglewood. The proposed uses include open space, agriculture, agricultural industrial, industrial, commercial, public, and residential uses. The site is being evaluated for 2,035 dwelling units on about 250 acres.

Alternative Area A. This is approximately 467 acres located south of Battles Road, west of U.S. 101, and adjacent to the City limits on the north, south and west sides. This area is designated Specific Plan. The proposed land uses include Low Density Residential (5 du/ac), Low Medium Density Residential (5-8 du/ac), Medium Density Residential (12 du/ac), High Density Residential (22 du/ac), Open Space, Community Facilities, Commercial Professional Office, Community Commercial, and Freeway Service. The site is being evaluated for 2,326 dwelling units on 348 acres.

G. SPECIFIC PLANS

The Entrada Specific Plan, adopted December 3, 1975, is the only Specific Plan the City of Santa Maria has adopted. The general purpose of the Entrada Specific Plan is to establish *aesthetic guidelines* for development along the major City corridors. These guidelines translate into architecture, landscape, parking, lighting, and signage standards which are implemented by the Planning Commission with approval of a site development plan within the Entrada area.

The boundaries of the Entrada Specific Plan include properties fronting Broadway from the northern City limits south to McCoy Lane, and properties fronting Main Street from Suey Road west to Blosser Road.

AESTHETIC GUIDELINES. AN URBAN DESIGN AND ARCHITECTURAL THEME ADOPTED TO ASSIST DEVELOPMENT AND REDEVELOPMENT AREAS TO FIT INTO THE EXISTING CITY FABRIC.

The Entrada Specific Plan is in need of updating and the boundaries should be expanded to include all major City corridors.

The City will be developing additional Specific Plans and Concept Plans for areas within the Sphere Study boundary (Target Areas 1, 3, 5, 6, 7, 9, and Alternative Areas A, B, and C) as shown in Exhibits LU-3 to LU-5. Within these plan areas, no annexations will occur without an adopted Specific Plan.

The City should maintain a policy requiring Specific Plans for all large parcels within the City, and for all large areas to be annexed or brought into the City's Sphere of Influence.

There are two areas located within the City limits which are in the process of preparing specific plans.

Airport Specific Plan. This project is called the Santa Maria Research Park and covers 738 acres located south and southeast of the Santa Maria Public Airport. The proposed land uses include Airport Service, Light Industrial, Neighborhood Commercial, Commercial Professional Office, and Recreational Open Space.

Rivergate Specific Plan. This project covers about 165 acres located east of U.S. 101 and south of the Santa Maria River levee. The proposed land uses are mostly residential except for about 20 acres of commercial designations and 20 acres of open space designations.

H. EXCEPTIONS

There are some exceptions to the General Plan Land Use Policy in regards to residential density. These exceptions are described briefly in the following paragraphs.

1. Density in residential General Plan categories may be increased to a maximum of 25 percent under the provisions of the Government Code of the State of California, Chapter 4.3, Density Bonuses and Other Incentives, Sections 65915 through

65918, or other *density bonus* programs implemented by the City specifically for the provision of low and moderate income housing.

2. When the City considers a General Plan amendment increasing the allowable residential density, the Planning Commission and City Council may specify approval of the General Plan amendment, increasing the density subject to the provisions of Government Code Sections 65915 through 65918. The intent of this provision is to prevent the future request for a 25 percent increase in density in accordance with said Government Code sections. The General Plan amendment may be conditional to provide a minimum of 25 percent low/moderate income housing. This provision would allow the City to adequately plan for future demand for required infrastructure.
3. When the parcel being developed is a parcel less than one acre in size, the density may be established by dividing the minimum area specified by the Zoning Ordinance per unit into the net parcel size. Net parcel size in this case would be the original parcel minus any street, alley, or dedications.
4. When figuring density, fractional units of 0.8 or greater may be rounded up to the next whole number when 5 or more units are permitted on the parcel without using the round-up provision.

DENSITY BONUS. AN INCREASE OF THE DENSITY ALLOWED IF A PUBLIC BENEFIT IS PROVIDED. GENERALLY, A DENSITY BONUS IS PROVIDED FOR THE PROVISION OF AFFORDABLE HOUSING.

I. REDEVELOPMENT PLANS

The Redevelopment Agency administers the downtown redevelopment program (Town Center) as well as several programs funded under the Federal Community Development Block Grant (CDBG) Program. The Santa Maria Town Center involves the commercial revitalization and redevelopment of the downtown. Improvements on Phases I and II of the current master plan have been completed.

The next phase of the Town Center will involve construction of a covered pedestrian bridge over Broadway between the east and west sides of the Town Center. Ultimately, the bridge will serve as a connector to a fifth major department store. It is anticipated that this store will be added between 1994 and 1997.

In addition to the Santa Maria Town Center, the Redevelopment Agency also administers the following programs which are primarily financed with Federal CDBG funds.

- Housing Incentives Program. Offers developers a variety of incentives to build affordable housing for low and moderate income persons.
- Residential Rehabilitation Loan Program. Subsidizes loans to low income qualified homeowners for the repair and improvement of single family dwellings.
- Commercial Facade Rebate Program. Assists commercial property owners with financing improvements to building exteriors adjacent to Heritage Walk.
- Non-Profit Facilities Loan Program. Assists non-profit agencies, which primarily target low and moderate income persons, to fund rehabilitation, acquisition, or construction of public facilities and improvements.
- Public Services Program. Provides funding to eligible non-profit agencies for general operating costs.
- Neighborhood Conservation Program. Targets low income neighborhoods (i.e. neighborhoods with high crime rates, public improvement deficiencies, significant code violations, and generally deteriorating conditions) for concentrated efforts in existing City programs.

J. ZONING ORDINANCE

The City of Santa Maria Zoning Ordinance is a primary mechanism for implementing the General Plan land use policy. For this reason, state planning law requires the zoning ordinance to be consistent with General Plan land use policy.

The City of Santa Maria Zoning Ordinance consists of 22 zoning districts, plus three overlay districts covering six basic zoning categories--residential, commercial, industrial, public facilities, open space, and airport service.

K. HISTORIC PRESERVATION

The Land Use Element recognizes the value of preserving older and unusual buildings. Architectural features that are no longer commonly used in design practice are considered important to the social fabric of the community and should be encouraged to be preserved whenever possible. The Land Use Element should not prevent the reasonable economic use of structures with local historic values which could lead to the replacement of these historic buildings with modern buildings.

L. LAND USE CONFLICTS

Land use conflicts arise when development causes undesirable environmental consequences that affect the surrounding neighborhood such as:

- Noise
- Dust
- Traffic congestion and related parking conflicts
- Lighting
- Visual or aesthetic impacts
- Odor
- Drainage problems

More specific examples of the significant land use conflicts within the planning area which may occur are:

- a.) Industrial operations or trucking facilities interspersed with or immediately adjacent to residential neighborhoods.
- b.) Heavy commercial activities interspersed with or immediately adjacent to residential neighborhoods.
- c.) Heavy traffic impacting heretofore stable residential neighborhoods.
- d.) Airport noise impacts.
- e.) Agricultural related uses impacting adjacent residential development.

M. METHODS OF MITIGATING LAND USE CONFLICTS

There are several ways to mitigate land use conflicts, but most often these methods can only be practically applied in situations where new development or redevelopment is occurring. The following describes some common methods to reduce potential land use conflicts.

- a.) Use site planning and development standards to minimize any adverse effects of the adjacent properties, or its susceptibility to existing adverse influences.
- b.) Separate potentially conflicting uses.
- c.) Adopt a program to remove uses which cause extreme conflicts.
- d.) Buffer conflicting uses with other uses which are compatible with both uses. In general, such uses are less sensitive to the adverse influences and yet do not themselves generate significant adverse impacts. Examples of such buffering uses are:

<u>Conflicting Use</u>	<u>Buffer</u>	<u>Conflicting Use</u>
Commercial	Office	Residential
Low-Density Residential	Large lot Residential	Agricultural
Commercial	Institutional	Residential
Manufacturing	Industrial Park	Residential
Airport Approach Zone	Agricultural/Open Space	Residential
Heavy Industrial	Industrial Park/Open Space	Residential

SECTION III
GOALS, POLICIES, OBJECTIVES, AND IMPLEMENTING AGENCIES
AND PROGRAMS

A. GOAL L.U.1 -- COMMUNITY CHARACTER

Maintain and improve the existing character of the community as the residential, industrial, and commercial center for northern Santa Barbara County.

POLICY L.U.1 -- Balanced Land Use Mix

Establish a balanced mix of land uses to meet the present and future demands of the community.

OBJECTIVE L.U.1a

Residential: Establish residential areas for 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development.

OBJECTIVE L.U.1b

Commercial: Establish areas in which business may be conducted, merchandise sold and distributed, and public and private services rendered in an efficient and effective environment with minimal impacts to adjacent land uses.

OBJECTIVE L.U.1c

Industrial: Establish areas in which industrial and commercial manufacturing activities may take place without interfering with or interference from adjacent uses.

OBJECTIVE L.U.1d

Open Space: Set aside land to meet the present and future needs for recreation and park facilities and establish adequate buffers to protect prime agricultural land within the Santa Maria Valley from urban encroachment.

OBJECTIVE L.U.1e

Schools: Identify and reserve future school sites within the planning area.

ACCOMPLISHMENTS TO DATE

1. The City's Zoning Ordinance is consistent with the General Plan Land Use Element. The residential densities permitted by the Zoning Ordinance and General Plan designations are shown in Table LU-3.
2. Since 1985, 340 acres were rezoned to permit additional land for housing.
3. The Sphere of Influence Boundary Study process began in 1986 and an EIR for the project is expected to be completed in 1991.

ANTICIPATED RESULTS

- * Implementation of the Zoning Ordinance and re-evaluation as necessary.
- * Designation of new Sphere of Influence boundary.
- * Adoption of a 20-year annexation plan for areas 1, 3, 5, 6, 7, 9, and Alternative Areas A, B, and C.
- * Development and implementation of a 6-year capital improvement program, which is updated bi-annually.

TABLE LU-2

GENERAL PLAN AND ZONING DESIGNATIONS CONSISTENCY				
Zoning	Low Density Residential	Low Medium Density Residential	Medium Density Residential	High Density Residential
RA	2 du/ac			
R-1		4 du/ac	5 du/ac	
RSL-1			8 du/ac	
R-2			8 du/ac	
R-3				12 du/ac
R-3a				22 du/ac
CPOa				30 du/ac
RMH		5 du/ac	8 du/ac	30 du/ac

a Senior Housing

IMPLEMENTATION PROGRAMS

1. Zoning Ordinance. The Zoning Ordinance provides the major means of implementing the goals and ordinances of the Land Use Element. State law now requires the Zoning Ordinance to be consistent with the objectives, policies, and general land uses called out in the General Plan, of which the Land Use Element is a primary component.
2. Subdivision Ordinance. The Subdivision Ordinance serves to assure workable and convenient land use patterns in developing areas. One primary function of the ordinance is to assure that potential problems are mitigated at the time land is divided for development. Another consideration is the need to encourage unique and positive urban design features, such as variable setbacks. Equally important, the Subdivision Ordinance allows for the inclusion of areas for any needed public facilities at the time of development.
3. Determination of Sphere of Influence. The amendment of a formal Sphere of Influence by LAFCO is an important step in the implementation of the Land Use Element. This action should:
 - a. Officially sanction the City's involvement in influencing the appropriate development of the total planning area, including unincorporated areas of the Santa Maria Valley.
 - b. Continue our efforts for closer County-City coordination on planning matters.
 - c. Form a logical basis for the extension of urban services consistent with the 20-year annexation program.
4. Capital Improvement Program. The Capital Improvement Program should be more consistent with the General Plan. Beyond budgeted items, the projects specified should be evaluated on the basis of the goals and policies and service requirements of all land use designations set out in the Land Use Element.
5. Special Study Areas. The areas designated as special study areas need particular attention during the planning period. The designation should signify a commitment to specific public and private actions which will improve the quality of land uses these areas and land use compatibility. Specific Plans primarily addressing land use, infrastructure, circulation, phasing, and funding mechanisms should be prepared for these areas.
6. General Plan Review Program. As the General Plan, in response to changes in state law, become less of a "guideline" and more nearly a definitive and meaningful statement of a public policy, the process of maintaining the Land Use Element as a viable document becomes more significant. Section 65400(b) of the Government Code directs the Planning Commission to take the following additional steps not already specified in the program section:
 - a. Submit an annual report to the Planning Commission and City Council on the status and implementation of the General Plan. This report should be consistent with the City's annual report submitted to the California Office of Planning and Research.

- b. Promote public interest in the understanding of the plan and the regulations relating to it.
 - c. Consult and advise with other agencies, groups, and the public on ways of carrying out the plan.
 - d. Review for conformity with the General Plan referrals by public agencies regarding real property acquisitions and disposition, and construction of public works and buildings.
7. Reassessment of Land Use Element. At the close of the five (5) year planning period, it is expected that a major reassessment of the element would be appropriate. Such reassessment would evaluate assumptions, goals, objectives, and policies and the application of the land use classifications in the planning area.

IMPLEMENTING AGENCIES

The City of Santa Maria, Community Development Department will implement the zoning and subdivision ordinances, designate and study the special study areas, and will develop and implement the General Plan Review Program. The City of Santa Maria Public Works Department will develop and implement the Capital Improvement Program. The City will work together with the LAFCO to establish Santa Maria's Sphere of Influence and the annexation phasing plan.

B. GOAL L.U.2 -- URBAN SERVICES

Provide all necessary urban services and facilities for present and future City residents which includes providing sufficient land for community facilities (i.e., fire station, police station, library, cultural center).

POLICY L.U.2 -- Infrastructure Timing

Insure that all urban services and infrastructure are planned and provided for in a timely manner and sufficient land is reserved for this provision.

OBJECTIVE L.U.2a

Maintain the Land Use Element to ensure a pattern of residential densities which can be served by the sewage, drainage, transportation, and utility systems, schools, and recreational facilities of the community.

OBJECTIVE L.U.2b

Coordinate land uses to match improvements to the urban infrastructure.

OBJECTIVE L.U.2c

Provide well-located commercial and industrial sites for new development that are adequately served by highways, railroads, utilities, and other municipal services, and do not impact established residential areas.

OBJECTIVE L.U.2d

Provide large areas for agricultural related industry that are free from urban type uses, thus, avoiding typical land use conflicts.

OBJECTIVE L.U.2e

Coordinate future land uses with the Santa Maria-Bonita School District, Orcutt Union School District, and the Santa Maria Unified High School District to ensure that adequate school sites are reserved to support future growth.

OBJECTIVE L.U.2f

Ensure that development "pays its own way" by minimizing publicly financed and maintained facilities, and assume that development will be phased with construction and provision of supporting infrastructure. Implement developer fees and improvement districts assuring adequate community facilities are provided as development occurs.

OBJECTIVE L.U.2g

Ensure that adequate land is provided for those institutional and public activities which will serve new development consistent with the established standards of the General Plan.

OBJECTIVE L.U.2h

Study and propose possible hazardous waste transfer sites, as necessary, consistent with the county's adopted hazardous materials management plan.

ANTICIPATED RESULTS

Coordinated regional and City agency programs that develop and provide urban services to City residents. This includes infrastructure condition evaluation, infrastructure replacement and modification, funding, capital improvements planning and budgeting, Sphere of Influence coordination, and annexation planning.

IMPLEMENTATION PROGRAMS

1. The preceding implementation programs for Goal L.U.1 will provide the means to implement the above policy and objectives.
2. The City shall require the development of specific and master plans for new development within the City to be annexed to the City, and to be in the Sphere of Influence.
3. Require agreements to annex, as appropriate, as a condition of City utilities and public services extension.
4. Encourage and protect agriculture in the City's Planning Area.
5. Continue to identify the useful life of infrastructure and establish appropriate rehabilitation programs.
6. Continue the land banking and exaction programs that would benefit schools, parks, libraries and other public facilities for site acquisition.
7. Require all developments to include bikeways and linear parkways in their site design, linking adjacent subdivisions with bikeways and parkways consistent with the bikeways plan in the Circulation Element.
8. Evaluate current City fees to determine if they are appropriate and revise, if deemed necessary, to cover direct and indirect costs consistent with AB1600.
9. Implement developer fees, improvement districts, and environmental mitigation measures as conditions to those lands being annexed to "buy in" to and to allow for future infrastructure expansion of the City's existing infrastructure and community facilities deemed necessary to support the new development.
10. Study and propose possible hazardous waste transfer sites as necessary, consistent with the county's adopted hazardous materials management plan, and forward recommendations to Santa Barbara County.

IMPLEMENTING AGENCIES

The City of Santa Maria's Public Works Department will monitor local and regional facilities usage and capacity utilization, identify key infrastructure and development, and implement rehabilitation programs. The City Council will direct the Public Works Department and the Community Development Department when annexation will be required as a precursor to the extension of utilities and public services. The Public Works Department will assist the Community Development Department with the land banking and exaction programs and the hazardous waste transfer site study.

The Santa Maria Community Development Department will coordinate regional services with regional agencies; develop, review, and set conditions of development for specific and master plans; develop and implement annexation plans; and approve and implement agriculture preservation measures.

The Finance Department will assist the Community Development Department to determine appropriate fees to cover costs and allow implementation of adopted programs. The City Council will establish appropriate fee structures.

Other City departments will review plans and advise the Community Development Department's Current and Advance Planning Divisions to enable Community Development to condition development that will ensure General Plan, ordinance, and standards compliance and consistency.

C. GOAL L.U.3 -- URBAN DESIGN

The City will promote quality urban design enhancing Santa Maria's character.

POLICY L.U.3 -- Rehabilitation of Older Structures and New Development

Emphasize quality urban design features in rehabilitation and new development efforts (similar policies are in the Environmental Resources Management Element [ERME]).

OBJECTIVE L.U.3a

Update and expand the Entrada Specific Plan to identify areas which can benefit from a design theme, and establish urban design standards for selected areas of the City.

OBJECTIVE L.U.3b

Continue ongoing code enforcement efforts to ensure that property is safely maintained and attractive.

OBJECTIVE L.U.3c

Deteriorating neighborhoods shall be identified and targeted for increased police patrols, public improvements (drainage, street lighting, traffic and road, parks, landscaping, etc.), zoning enforcement, and rezoning to encourage private sector redevelopment.

ANTICIPATED RESULT

The anticipated results would be the implementation of an urban design standards, Specific Plans, and overlay districts.

IMPLEMENTATION PROGRAM

Undertake Specific Plan overlay studies to determine which neighborhoods and districts would benefit from a design theme. Potential overlay neighborhoods are North and South Broadway, Main Street, Stowell Road, Betteravia Road east of Thornburg to U. S. 101, and Santa Maria Way north of U.S. 101 to College Drive as shown in Exhibit LU-6. Based on the determination, establish Specific Plan overlay districts which would include guidelines for setbacks, building heights, building mass, landscaping, building materials, signage, and other design standards as provided in the updated Entrada Specific Plan. New development, as well as rehabilitation projects, shall comply with the overlay district standards. Implement point of entry design overlays at all freeway and highway entrances to the City as shown in Exhibit LU-6.

IMPLEMENTING AGENCY

The City of Santa Maria Community Development Department will perform neighborhood studies, propose district standards, and establish overlay districts to be presented to the City's Planning Commission and City Council for adoption. This department will also enforce zoning and building codes.

D. GOAL L.U.4 -- INDUSTRIAL AND COMMERCIAL USES

New employment generating clean and low water demand industry and commercial uses will be encouraged to locate in Santa Maria and activities of this type presently located in the City will be encouraged to remain.

POLICY L.U.4 -- Inducements to Attract Industry and Commerce

The City should utilize a variety of techniques and tools to induce clean, employment-generating commerce and industry. Such techniques could include: (1) long-range strategic plans focusing on commercial and industrial types, location, and the costs/benefits to the City, (2) a City liaison acting between local employers, and the community college to encourage continued job training for those skills important to local employers, (3) Specific Plan development enabling the City to meet industrial and commercial needs, (4) maintain close coordination with the Chamber of Commerce and the Economic Development Association, and (5) creation and preservation of affordable housing.

OBJECTIVE L.U.4

Determine the commercial and industrial needs of the City, and determine the methods to induce their location and operation in Santa Maria.

ANTICIPATED RESULTS

Development of new industries, and revitalization of older commercial and industrial areas, including higher employment within the City.

IMPLEMENTATION PROGRAMS

1. Designate areas within the City to be developed as commercial centers which would continue to provide employment and a strong fiscal base such as U.S. 101/Santa Maria Way, Main Street/U.S. 101 to western corporate boundary, Santa Maria Way from U.S. 101 to College Drive, Broadway from Miller Road north to U.S. 101, Bradley south of Stowell to McCoy Lane, Betteravia Road east of Broadway to Miller Road, Betteravia Road west of U.S. 101, and the Orcutt Road/Skyway Drive intersection (as shown in Exhibit LU-6.
2. The U.S. 101 corridor shall continue to provide for "Big-Box" retail regional type commercial uses and provide for regional auto sales.
3. Designate Main Street and Broadway as planned development overlay areas and require specific or master plans for new development.
4. Evaluate and improve access and design standards for new commercial centers, as well as existing centers and commercial strips.
5. Encourage private and public redevelopment and revitalization of older commercial areas to serve the entire community, utilizing good urban design techniques and standards.
6. Coordinate ongoing urban programs with organized business activities, including the Chamber of Commerce, Economic Development Association, and other service organizations.

IMPLEMENTING AGENCIES

The City of Santa Maria Community Development and Public Works Departments will evaluate and adopt access and design standards for regional commercial centers.

The City of Santa Maria Redevelopment Agency will prepare and implement redevelopment and revitalization plans and standards.

The City's Community Development Department will coordinate City services and programs with community groups and service organizations as a part of public participation associated with planning program adoption and implementation. The Community Development Department will also oversee specific and master plan implementation for the Main Street and Broadway planned development corridors.

E. GOAL L.U.5 -- DEVELOPMENT CONTINUITY

Discourage sprawl and "leap-frog" development.

POLICY L.U.5 -- Sphere of Influence

Amend the present Sphere of Influence line to indicate the ultimate boundary for urban development.

OBJECTIVE L.U.5a

Determine the nature and extent of development desired in the unincorporated areas located within the urban limit line and within the sphere study areas and prezone accordingly.

OBJECTIVE L.U.5b

Implement an annexation program which would encourage the phased annexation of those areas within the urban limit line.

OBJECTIVE L.U.5c

Undertake an infill program which will promote new development within the City on undeveloped or underdeveloped parcels (related policies and objectives are in the ERME and Housing Element).

OBJECTIVE L.U.5d

Locate new development contiguous to compatible existing development.

ANTICIPATED RESULTS

The anticipated results include:

- a.) Establishment of a Sphere of Influence boundary based on planned infrastructure, existing land use patterns, and location of primary agricultural land.
- b.) Development and implementation of a phased annexation plan coordinating urban services, zoning, and development based on available resources.
- c.) Development and implementation of programs which will encourage infill, such as innovative urban design standards and streamlined processing.

IMPLEMENTATION PROGRAMS

1. Encourage industrial development in areas with appropriate urban services and characteristics; such services and characteristics are truck route access, railroad facilities access, relatively level terrain, available utilities, and adjacent high intensity commercial area. Plan for residential land uses from which do not encroach on industrial districts.
2. Encourage office use near the Civic Center by expanding the Central Business II district.
3. Encourage residential and commercial infill projects prior to developing outlying areas. Inducements may include innovative urban design and streamlined processing.
4. Determine desired land uses for the Sphere of Influence area and development densities based on adjacent land use and General Plan policy.
5. Develop an annexation program that provides for an integrated system of zoning, infrastructure provision, and timely phased development approval.

IMPLEMENTING AGENCY

The City's Community Development and Public Works Departments will be responsible for implementing these five programs.

F. GOAL L.U.6a -- BALANCE GROWTH

Accommodate new development, balancing social, environmental and economic considerations.

GOAL L.U.6b -- PRESERVE AGRICULTURAL RESOURCES

Accommodate growth while making every effort to preserve agricultural resources in the surrounding region.

GOAL L.U.6c -- URBAN/AGRICULTURE EQUILIBRIUM

Achieve a balance between increased development and the maintenance, management, and/or preservation of local resources.

POLICY L.U.6a -- Land Use Conflicts

Resolve conflicts between existing and proposed land uses, particularly residential and industrial uses, and prevent such conflicts in the future (related policies are in the Housing Element).

POLICY L.U.6b -- Inter-Governmental Coordination

Work with Santa Barbara County and LAFCO to support mutually reinforcing goals of locating urban development within municipalities and urban areas of the county in order to protect agricultural land and to efficiently utilize public infrastructure.

OBJECTIVE L.U.6a

Promote the development of compatible uses in areas surrounding the Santa Maria Public Airport. Prohibit residential land uses in the airport vicinity not in accordance with the Noise and Safety Elements of the General Plan.

OBJECTIVE L.U.6b

Encourage retail commercial and office land uses of high quality along the approach corridors to downtown Santa Maria as specified in the Entrada Specific Plan and proposed in goals L.U.3 and L.U.4.

OBJECTIVE L.U.6c

Establish a Sphere of Influence line, as proposed in Goal L.U.5, that will be an effective tool in reducing development pressures on the outlying agricultural areas (refer to the ERME for related policies).

OBJECTIVE L.U.6d

Encourage agricultural activities within the planning area to remain in operation by discouraging land uses that conflict with adjacent farming activities.

OBJECTIVE L.U.6e

The City should continue to study and implement a system of greenbelts to provide transitions between different land uses and to protect agricultural land.

OBJECTIVE L.U.6f

Encourage Santa Barbara County to maintain an agricultural land use designation for those areas where agricultural production remains economically viable.

OBJECTIVE L.U.6g

Develop programs balancing development location; type of urban growth within the available supply of natural resources, preserving water, air, and open space resources; and the development rate, with the ability to provide infrastructure and services and assure a job/housing balance.

OBJECTIVE L.U.6h

Promote the use of alternate modes of transit to reduce traffic, improve air quality and reduce noise impacts (refer to the Circulation Element for similar policies).

OBJECTIVE L.U.6i

Evaluate and plan for additional park and recreational facilities convenient to existing and future residential areas consistent with the ERME.

OBJECTIVE L.U.6j

Plan for employee child care facilities and employee recreational facilities (showers, lockers, bike racks, etc.) to be incorporated into major developments.

OBJECTIVE L.U.6k

Use drainage retention facilities for recreational purposes.

OBJECTIVE L.U.6l

Protect significant archaeological and ecological resources and require that new development in these areas be sensitive to the presence of these resources, as identified in the ERME.

OBJECTIVE L.U.6m

Preserve open space areas surrounding the Sphere of Influence. Utilize greenbelts, bikeways, pedestrian paths, and roadways between agricultural and residential land use (see the ERME).

OBJECTIVE L.U.6n

Connect alternative modes of transit to transit routes located in San Luis Obispo County.

ANTICIPATED RESULTS

Anticipated results include the development of master plans for smaller parcels and Specific Plans for larger new development. These plans will evaluate economic and environmental impacts and benefits to the community and the City. The approved plans will be implemented, revising the Land Use Element map and zoning where necessary, thus reducing or eliminating undesirable and incompatible land uses. Another anticipated result is the preservation of agriculture by encouraging commitment to the Williamson Act, and discouraging development and annexation in those areas outside the City Sphere of Influence. Lastly, an anticipated result will be the continuing development of Santa Maria in a manner which is sensitive to agricultural, archaeological, and ecological resources.

IMPLEMENTATION PROGRAMS

1. The preceding implementation programs for goals L.U.1, L.U.3, and L.U.4 will provide the means to implement the above policies and objectives. They are:
 - Zoning Ordinance
 - Subdivision Ordinance
 - Commercial Areas Design Standards
 - Older Commercial Areas
 - Reassessment of Land Use Element
 - Specific Plans
 - Main Street and Broadway Planned Development Overlay
 - Determination of Sphere of Influence
 - Capital Improvement Program
 - General Plan Review Program Revitalization and Rehabilitation
 - Urban Programs Coordination with Other Service Organizations
 - Commercial Corridor Development
2. Adopt Zoning Ordinance requirements and standards as necessary to prohibit or control land uses which pose potential environmental hazards.
3. Encourage specific and master plans, including economic and environmental cost/benefit discussions for all new major projects.
4. Encourage the commitment of agricultural lands to the Williamson Act.
5. Encourage development patterns which emphasize that land furthest removed from an urban character be the last to urbanize.
6. Wherever possible, new urban land uses should not be permitted on prime agricultural land. The exception of this policy would be in cases where the new development constitutes infilling between existing development nodes where agricultural activity is no longer desirable because of the surrounding of urban uses.
7. Develop and encourage public transportation, including municipal buses, light rail, shuttle services, and bike paths. Develop and encourage ridesharing programs, including park and ride lots.
8. Implement archaeological guidelines as established by the State Native American Heritage Commission.
9. Encourage site planning sensitive to ecological resources through building clustering, planned unit development, and zoning code modifications where appropriate.

IMPLEMENTING AGENCIES

The City's Community Development and Public Works Departments will be responsible for implementing these programs. The Department of Recreation and Parks will assist the Community Development Department with evaluation and implementation of park space requirements. Department of Recreation and Parks will operate related public services.

G. GOAL L.U.7 -- LAND USE CONFLICT REDUCTION

Reduce existing and potential land use conflicts.

POLICY L.U.7 -- Site Design

Avoid land use problems before they arise and create maximum harmony through innovative urban design between various land uses.

OBJECTIVE L.U.7a

Require the use of buffers between incompatible land uses by using berms, walls, open space, landscaping, bike paths, and arterial streets where appropriate (related policies are in the ERME).

OBJECTIVE L.U.7b

Protect residential neighborhoods from encroachment by incompatible nonresidential uses and the impacts associated with adjacent nonresidential activities.

OBJECTIVE L.U.7c

Where areas classified as industrial border residential areas, the industrial area will be developed in light industrial uses with appropriate buffers (shown in Exhibit LU-7) which do not adversely impact the residential activities. In this way, the lighter industrial activities will act as a buffer between the general industrial and residential development. The Planning Commission and staff should evaluate the establishment of a zoning category that would permit "clean, quiet" industry. this land use would permit the processing of information rather than the manufacture or assembly of a product. This land use would be compatible with residential, could be used as infill, and would establish employment in close proximity to housing.

OBJECTIVE L.U.7d

Where industrial and intense retail development borders residential development, the circulation pattern should be designed to avoid direct conflicts so that industrial and commercial traffic does not enter residential neighborhoods. Create cul-de-sacs and locate industrial districts along major arterial streets (refer to the Circulation Element).

OBJECTIVE L.U.7e

Industrial commercial and office uses shall provide sufficient on-site parking facilities to accommodate their equipment and parking needs.

OBJECTIVE L.U.7f

Where residential development takes place along arterials and collectors, every effort should be made to mitigate the negative impacts of traffic on the residential uses. Mitigation measures include set backs, landscaped buffers, walls, and limited or no driveway access into individual dwelling units.

OBJECTIVE L.U.7g

In commercial areas, encourage pedestrian walkways to be located away from traffic areas, and set apart, where possible, providing a separate pedestrian and bicycle circulation system (refer to the Circulation Element).

OBJECTIVE L.U.7h

There are portions of the Planning Area that should continue to be designated as special study areas because one or more of the following factors are present:

- These areas may have problems ranging from basic infrastructure inadequacies to land use conflicts or deteriorated structures. Other problems may include circulation problems, minimal street width, lack of road paving, or insufficient off-street parking.
- They offer the possibility of particularly beneficial land use patterns which may enhance community objectives. Such areas shown in Exhibit LU-8 include (1) the area bounded by Blosser Road, Fesler Street, The Santa Maria Railroad, and Depot Street; (2) Jones Street from Broadway to Bradley Road; (3) Dal Porto and Thornburg; and (4) East Newlove Drive.

ANTICIPATED RESULT

The anticipated result is the reduction or elimination of land use conflicts, including industrial-residential conflict. This involves street design, pedestrian design standards, and site planning.

IMPLEMENTATION PROGRAMS

1. Before significant new development occurs, it may be appropriate to prepare master and specific plans for areas emphasizing:
 - Solutions to existing or potential infrastructure problems.
 - Specific land use requirements--more detailed than the basic zoning classifications offer.
 - Solutions to the problems, outlining detailed commitments to capital improvements, and recommending special development standards for the area.
 - Establish transition areas to ensure new development densities are consistent with land use policies and existing adjacent uses.

2. Create cul-de-sacs, blocking off streets which were once through streets, and locate industrial activities along major arterials.
3. Residential collector streets should link residential areas rather than concentrating residential traffic onto arterials.
4. Increase setbacks between arterial roadways and structures, using landscaped berms and walls serving to mitigate the undesirable effects of traffic, see Exhibit LU-7.
5. Design control should be used where deemed appropriate to promote compatibility with adjoining treatment, sign control, setbacks, and landscaping.
6. Regulate and intersperse hours of operation for major employment generating commercial and industrial uses.
7. Wherever possible, new development should be planned so as to minimize the cost of providing additional service.
8. Continue to implement residential density patterns which do not over-burden the sewage, drainage, transportation, and utility systems, or the school and recreational facilities of the community.
9. Continue to support and encourage "mixed use" developments to reduce vehicle trips.

IMPLEMENTING AGENCIES

The City's Community Development, Public Works, and Recreation and Parks Departments are responsible for implementing these eight programs.

H. GOAL L.U.8 -- PLANNING COORDINATION

Coordinate planning efforts both within the City and with other jurisdictions in the region.

POLICY L.U.8 -- Communication

Continue to coordinate planning efforts among the various City departments and agencies, property owners, residents, and special districts.

OBJECTIVE L.U.8a

Coordinate planning efforts with the Santa Barbara County Council of Governments, Santa Barbara County, LAFCO, and other concerned agencies.

OBJECTIVE L.U.8b

Continue to involve the public in the planning and decision-making process.

OBJECTIVE L.U.8c

Emphasize public-private cooperation to promote economic development.

IMPLEMENTATION PROGRAMS

1. Implement ways to share the cost of installation and maintenance of existing and future public facilities and infrastructure such as landscape maintenance districts, lighting districts, and Mello-Roos (assessment district) funding.
2. Release timely public notice of City's consideration of development proposals and planning programs.
3. Produce and update key economic and demographic data on a regular basis.

IMPLEMENTING AGENCY

Santa Maria's Community Development Department will coordinate with regional agencies.

I. GOAL L.U.9 -- PROMOTE ADEQUATE HOUSING SUPPLY

The City will continue to promote an adequate supply of quality residential development within Santa Maria.

POLICY L.U.9 -- Housing for All Economic Segments of Society

Ensure that adequate housing is provided for all economic segments of the population through a diversity of housing types, sizes, and density (similar policies are in the Housing Element).

OBJECTIVE L.U.9a

Encourage infill development in those areas of the City that are designated for residential development which are presently undeveloped or underutilized (refer to the Housing Element for related policies).

OBJECTIVE L.U.9b

Enhance the character of existing residential neighborhoods through the use of high quality land use and development standards, street trees, neighborhood parks, other amenities, and code enforcement.

OBJECTIVE L.U.9c

Encourage creative site design in new residential developments and encourage the development of a unique identity for each neighborhood.

OBJECTIVE L.U.9d

Provide a balance of areas for all housing types and sizes which are compatible with the surrounding land uses.

OBJECTIVE L.U.9e

Encourage the establishment and operation of homeowner associations to facilitate residential maintenance and upkeep, and to facilitate neighborhood identity.

ANTICIPATED RESULT

The anticipated result of these objectives and programs is the development of an estimated 6,000 single-family and multiple-family dwelling units within the existing corporate limits. This includes affordable and market rate units and special user units (such as disabled).

IMPLEMENTATION PROGRAMS

1. Where additional dwelling units are added to existing housing stock, the architecture and building materials should be compatible to help blend the newer stock with the older's aesthetic qualities.
2. Continue to protect existing mobile home parks.
3. Continue to implement the housing rehabilitation program; continue to target specific neighborhoods for rehabilitation.
4. Enforce housing, health, and safety codes, as well as zoning enforcement to enhance and maintain quality neighborhoods.
5. Continue to inform the public about fair housing laws.

6. Establish and implement design criteria and standards which promote innovative urban design such as varied setbacks, clustering of dwelling units, and encouraging building material variation.
7. Encourage the establishment of homeowner associations to maintain the neighborhood's facilities and to allow the neighborhood to control the character and upkeep within the association.
8. Work towards achieving a land use balance to provide equal supplies of residential, commercial, and industrial.
9. Mobile home parks should not exclude children.
10. Encourage residential developments with alleys to allow apartments and/or second units to be built.
11. Streamline the development process to efficiently process the addition of second units where presently permitted.
12. Continue to evaluate the applicability of "granny flats."

IMPLEMENTING AGENCIES

The Community Development Department will, where appropriate, enforce codes, and develop and implement innovative design criteria and standards. The City Attorney's office will pursue legal actions to enforce fair housing laws or will notify other offices such as the District Attorney or Attorney General to enforce applicable fair housing laws. The Redevelopment Agency will continue to target rehabilitation areas and implement the rehabilitation programs. The Police Department will administer the neighborhood watch program.

J. GOAL L.U.10 -- PROMOTE HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Continue to promote quality commercial and industrial development in Santa Maria and encourage the upgrading and revitalization of the existing commercial and industrial areas.

POLICY L.U.10a -- Regional Commercial Center

The downtown mall shall continue to be the regional commercial center for the City (related policies are in the ERME).

OBJECTIVE L.U.10a

Encourage the development of community commercial activities and centers along the major arterials serving the City such as Broadway and Main (as shown on Exhibit LU-6).

OBJECTIVE L.U.10b

Continue to review land use designations for undeveloped parcels presently designated for industrial or commercial development to ensure the goals and objectives of the City will be met.

OBJECTIVE L.U.10c

Continue to maintain the Stowell/Bradley wholesale regional commercial center as a regional center to avoid residential neighborhood and community retail conflicts.

POLICY 10b -- Neighborhood Commercial Centers

Design neighborhood commercial centers so they serve the needs of surrounding residents.

OBJECTIVE L.U.10d

Allow retail and office uses to use shared parking arrangements to meet parking requirements where appropriate and encourage common access between centers to reduce the number of ingress and egress points along Broadway, Main, and other major arterials.

OBJECTIVE L.U.10e

Encourage the use of clean and low-water demanding industrial activities which provide the City with the greatest employment generation.

OBJECTIVE L.U.10f

Encourage nonconforming industrial and commercial uses to relocate to more appropriate areas of the City.

OBJECTIVE L.U.10g

Continue to promote industrial park, and recreational, development in the vicinity of Santa Maria Airport. Within the industrial parks, prohibit intensive retail commercial, general offices, medical offices, and consumer oriented general business.

OBJECTIVE L.U.10h

Encourage government offices to be located in and around the Civic Center.

OBJECTIVE L.U.10i

Encourage higher intensity mixed land uses adjacent to railroad rights-of-way which are designated for future rapid transit corridors.

ANTICIPATED RESULT

The anticipated result is the development of high quality industrial and commercial facilities within Santa Maria. Parking and site design standards will be evaluated to most efficiently utilize urbanized land and to minimize impacts on adjacent land uses.

IMPLEMENTATION PROGRAMS

1. Develop and implement a commercial and industrial infill program.
2. Encourage commercial use along major routes.
3. Evaluate retail and office parking needs. Based on evaluation results, modify current parking requirements and promote designs which induce sharing of parking.
4. Evaluate industrial employment generators; encourage those with the highest yield to locate in Santa Maria. Possible inducements include streamline processing.
5. Evaluate local rail facilities, designate those appropriate for future light rail transit use, and zone adjacent areas with higher intensity development.
6. In order to maintain a constant supply of residential land throughout the planning period, the Planning Commission and City Council may explore implementation programs which allow a set number of dwelling units or acres of residentially designated land to become available for development each year.

The purpose of this provision is to allow, should the need arise, the placement of a percent limitation to more evenly distribute residential absorption over the planning period. This would avoid complete residential build-out in three to four years due to extensive demand from major urban areas.

IMPLEMENTING AGENCY

The City's Community Development Department will implement the six programs as directed by the City Council.

K. GOAL L.U.11 -- BALANCE LAND USE SUPPLIES

The City will address the present imbalance between the land area designated for residential development and for those areas designated industrial and commercial development.

POLICY L.U.11 -- Jobs and Housing

Ensure that a balance of land use between the employment generating commercial and industrial uses, and residential development is achieved.

OBJECTIVE L.U.11a

Maintain the current program of using existing land use and zoning maps to determine whether residential development is appropriate for those areas designated as industrial.

OBJECTIVE L.U.11b

On an ongoing basis, determine if the redesignation of some industrial areas to nonindustrial uses is necessary, consistent with goals and policies of L.U.7 and good planning practice.

OBJECTIVE L.U.11c

Review the areas designated for residential areas to ensure that a variety and balance of housing types and densities are provided for.

ANTICIPATED RESULTS

The anticipated results associated with the implementation of this set of goals, policies, objectives, and programs are the continued evaluation of existing residential and industrial use, residential and industrial demand, and the implementation of residential and industrial land use balancing measures.

IMPLEMENTATION PROGRAM

Continue to review City land use and zoning maps, determine the industrial and residential development potential, and evaluate the industrial and residential demand in light of potential. Based on the findings, continue to rezone and redesignate as appropriate consistent with goals and policies of L.U.1 and L.U.7.

IMPLEMENTING AGENCY

The Community Development Department will implement this program.

L. GOAL L.U.12 -- WATER SUPPLY

Participate in and implement programs and measures which effectively conserve water.

POLICY L.U.12 -- Conservation

Implement programs and measures which will be effective in conserving water resources.

OBJECTIVE L.U.12a

Discourage construction of large impervious surfaces in groundwater recharge areas wherever possible.

OBJECTIVE L.U.12b

The Land Use Element shall protect groundwater recharge areas.

OBJECTIVE L.U.12c

Protect those land areas that are essential to the maintenance of water quality, including groundwater recharge areas and domestic water well sites. This should include setbacks to ensure that potential contamination is minimized per the Santa Barbara Hazardous Material Plan.

OBJECTIVE L.U.12d

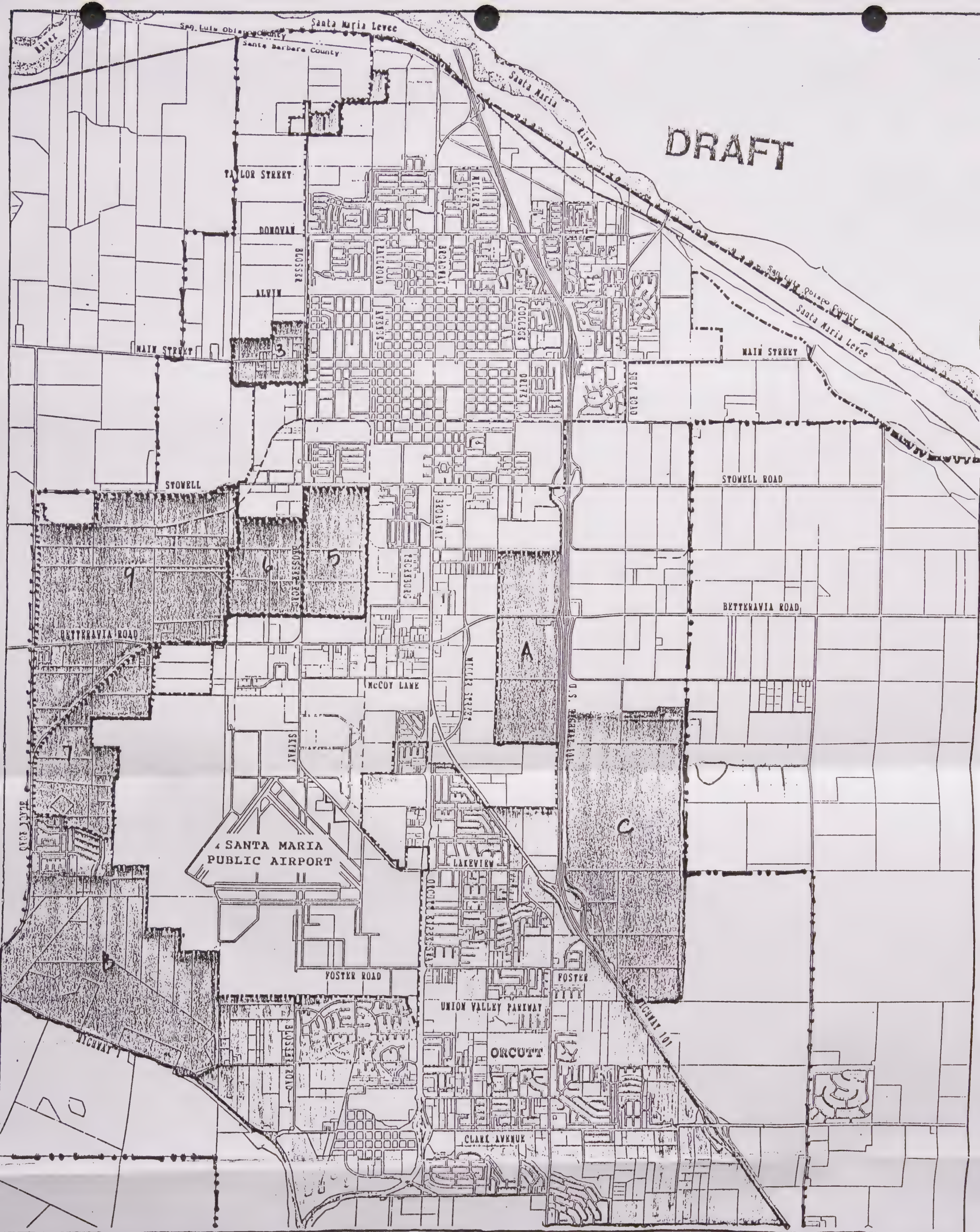
Participate in the California Water Project.

IMPLEMENTATION PROGRAMS

1. Establish residential, commercial, and industrial retrofit programs for water-saving devices.
2. Encourage site design and landscaping plans which feature low water utilization materials.
3. Examine all water sources, rezone, and redesignate those critical to water accumulation as open space.
4. Participate in the California Water Project.
5. Examine water sources and water accumulation areas; develop and implement a plan which prioritizes areas which are to be developed before others.

IMPLEMENTING AGENCY

Santa Maria's Community Development and Public Works Departments will implement the five programs.



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SPHERE OF INFLUENCE TARGET & ALTERNATIVE AREAS

- CITY LIMIT LINE
- EXISTING CITY SPHERE OF INFLUENCE
- ~~PRIMARY~~ SPHERE BOUNDARY AMENDMENT TAKE AND ANNEXATION TARGET AREAS
- SPHERE BOUNDARY AMENDMENT ALTERNATIVE AREAS
- PLANNING AREA BOUNDARY

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EXHIBIT LU-1



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 AIRPORT SAFETY ZONE

 100-YEAR FLOOD PLAIN

 CLASS I & II SOILS

 SHALLOW GROUND WATER
WITH LIQUIFACATION POTENTIAL

 MAJOR NOISE IMPACT AREAS (65 CNEL)

 STEEP SLOPES SUCEPTABLE TO LOCAL FAILURE

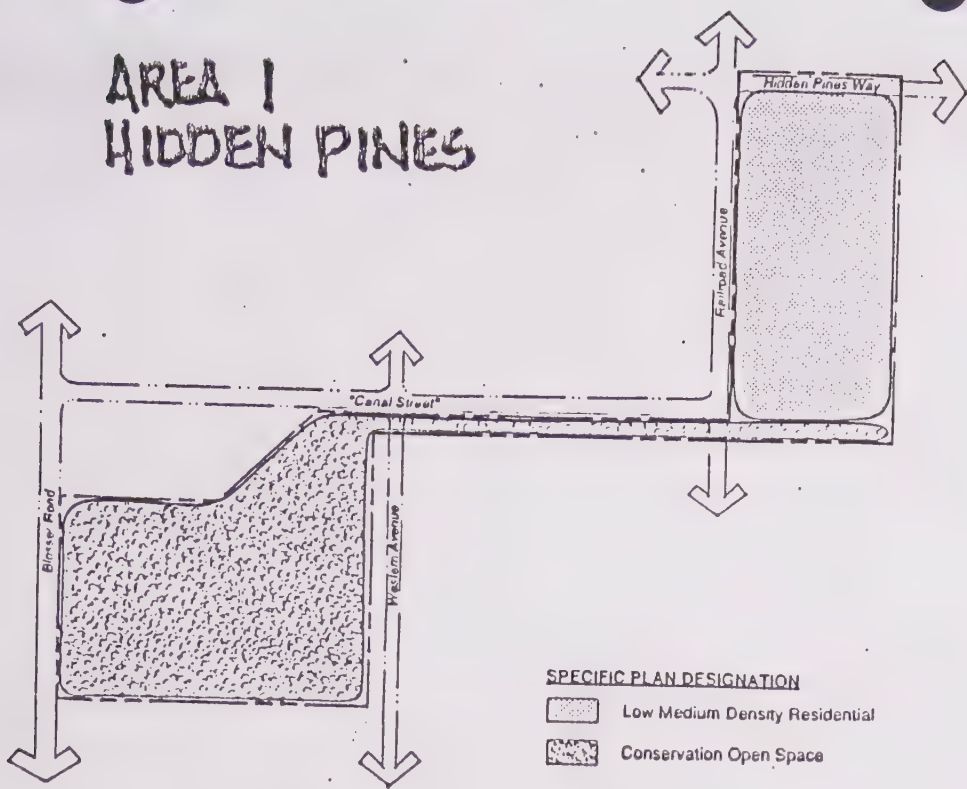
DEVELOPMENT CONSTRAINTS

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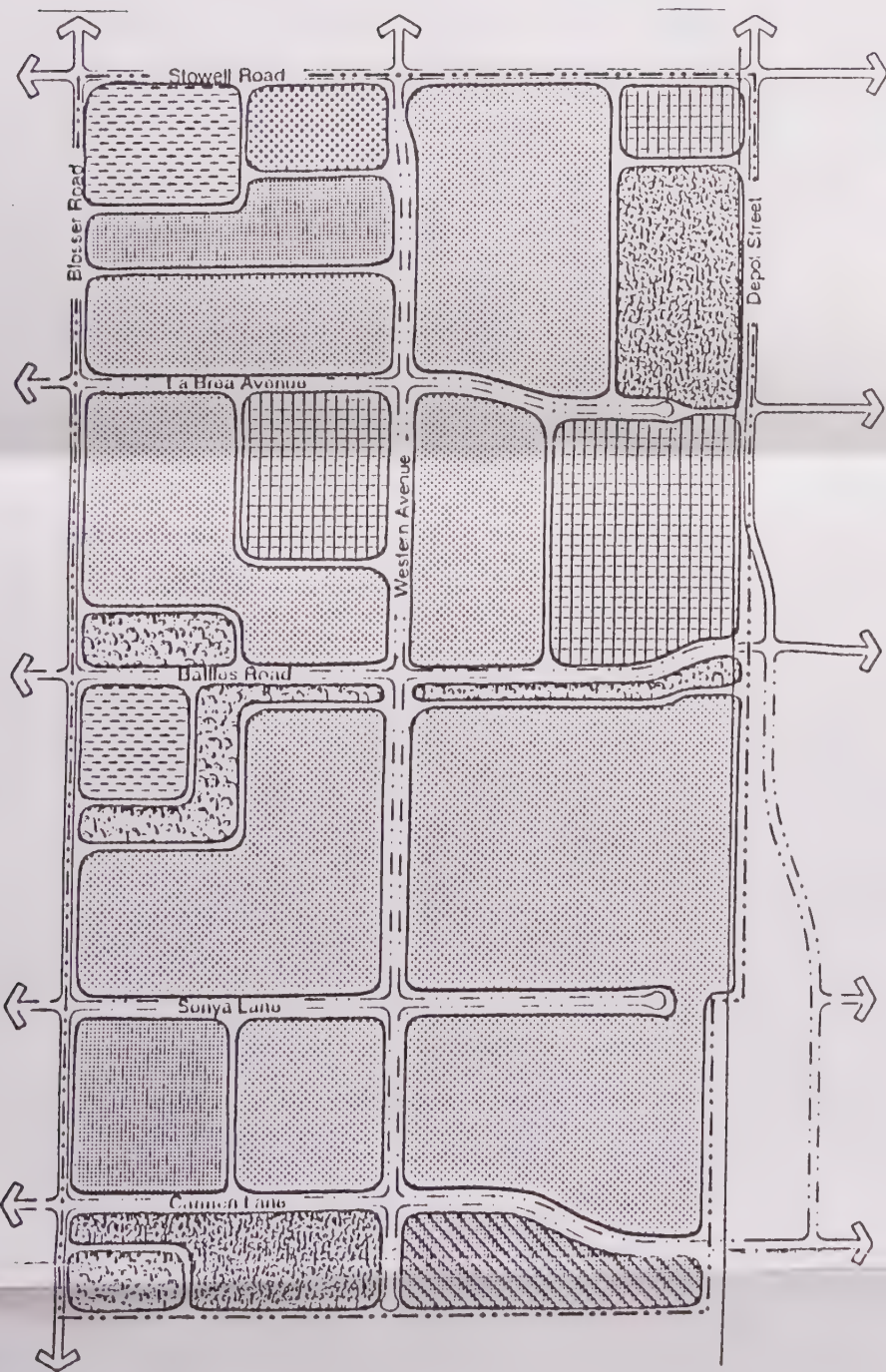
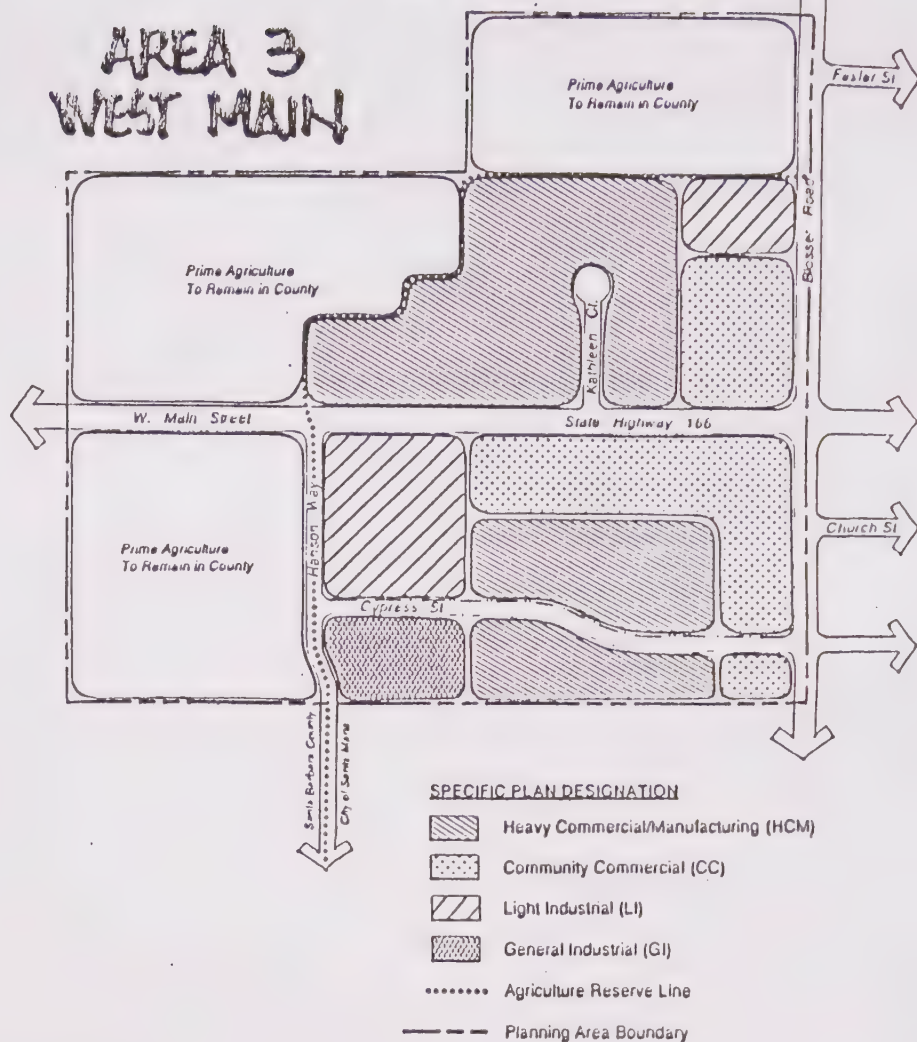
EXHIBIT LD-2

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AREA 1 HIDDEN PINES



AREA 3 WEST MAIN



SPECIFIC PLAN DESIGNATION

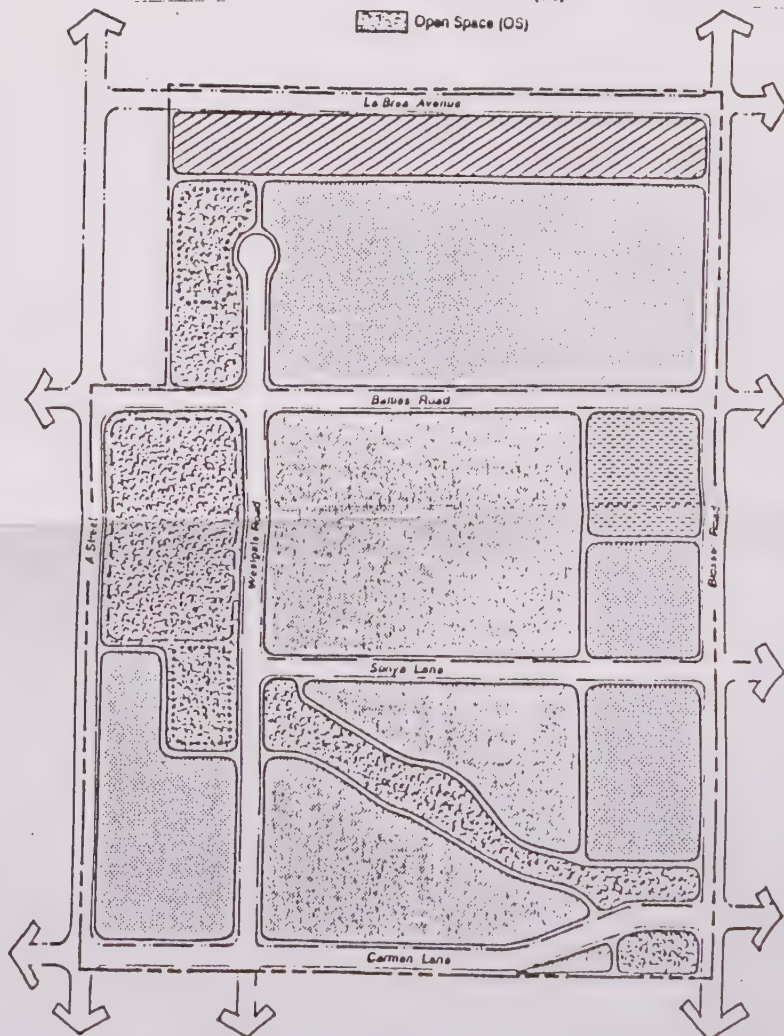
- Low-Medium Density Residential (LMDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Community Facilities (CF)
- Recreation Open Space (ROS)
- Conservation Open Space (COS)
- Medium Density Residential or Light Industrial (MDR or LI)

SPECIFIC PLAN DESIGNATION

- Low-Density Residential (LDR)
- Low-Medium Density Residential (LMDR)
- Medium-Density Residential (MDR)
- Neighborhood Commercial (NC)
- Light Industrial (LI)
- Open Space with Existing Drainage Basin (OS)
- Open Space with Proposed Retention Basin (OS)
- Open Space (OS)

AREA 5 BLOSSER-SOUTHEAST

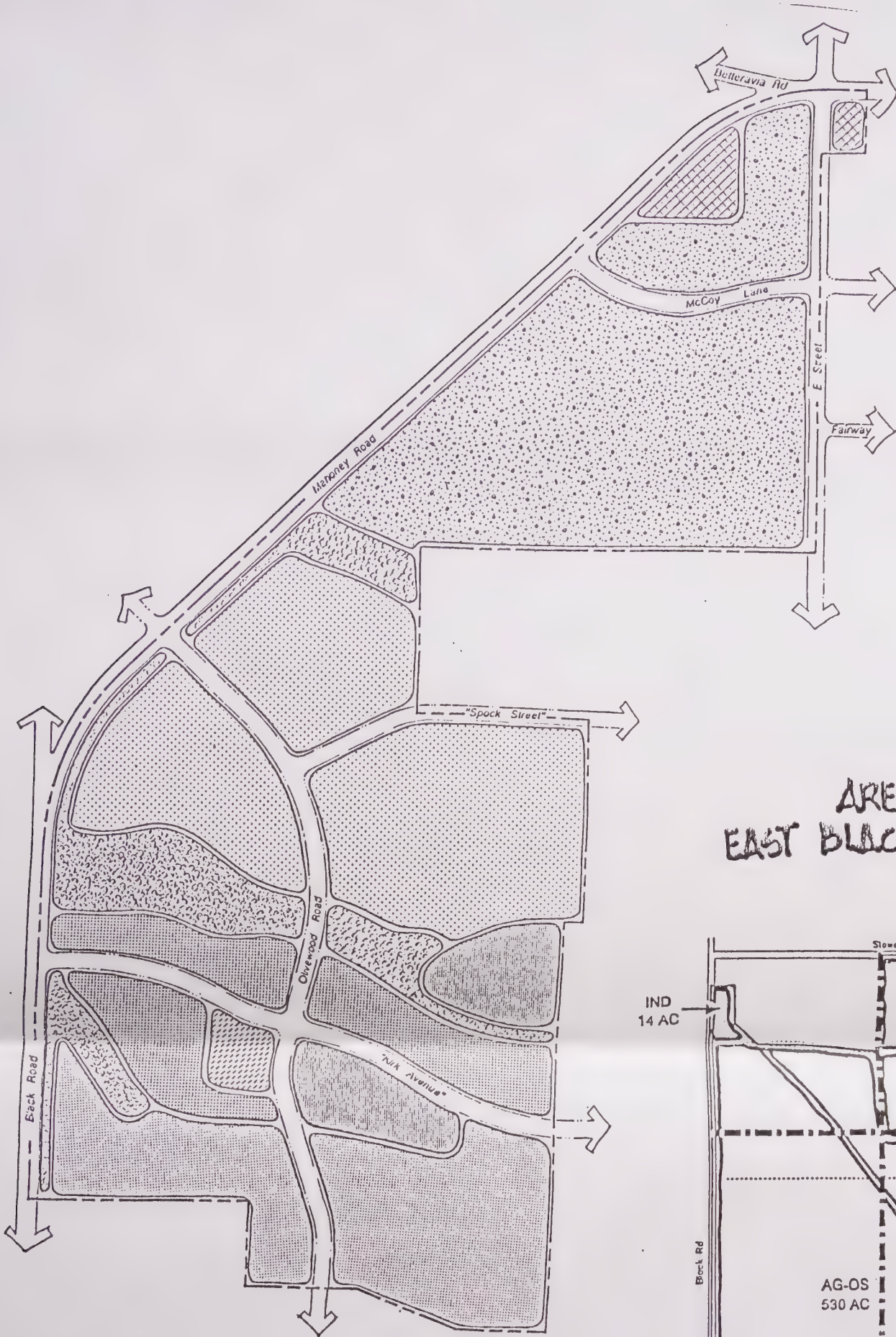
AREA 6 BLOSSER-SOUTHWEST



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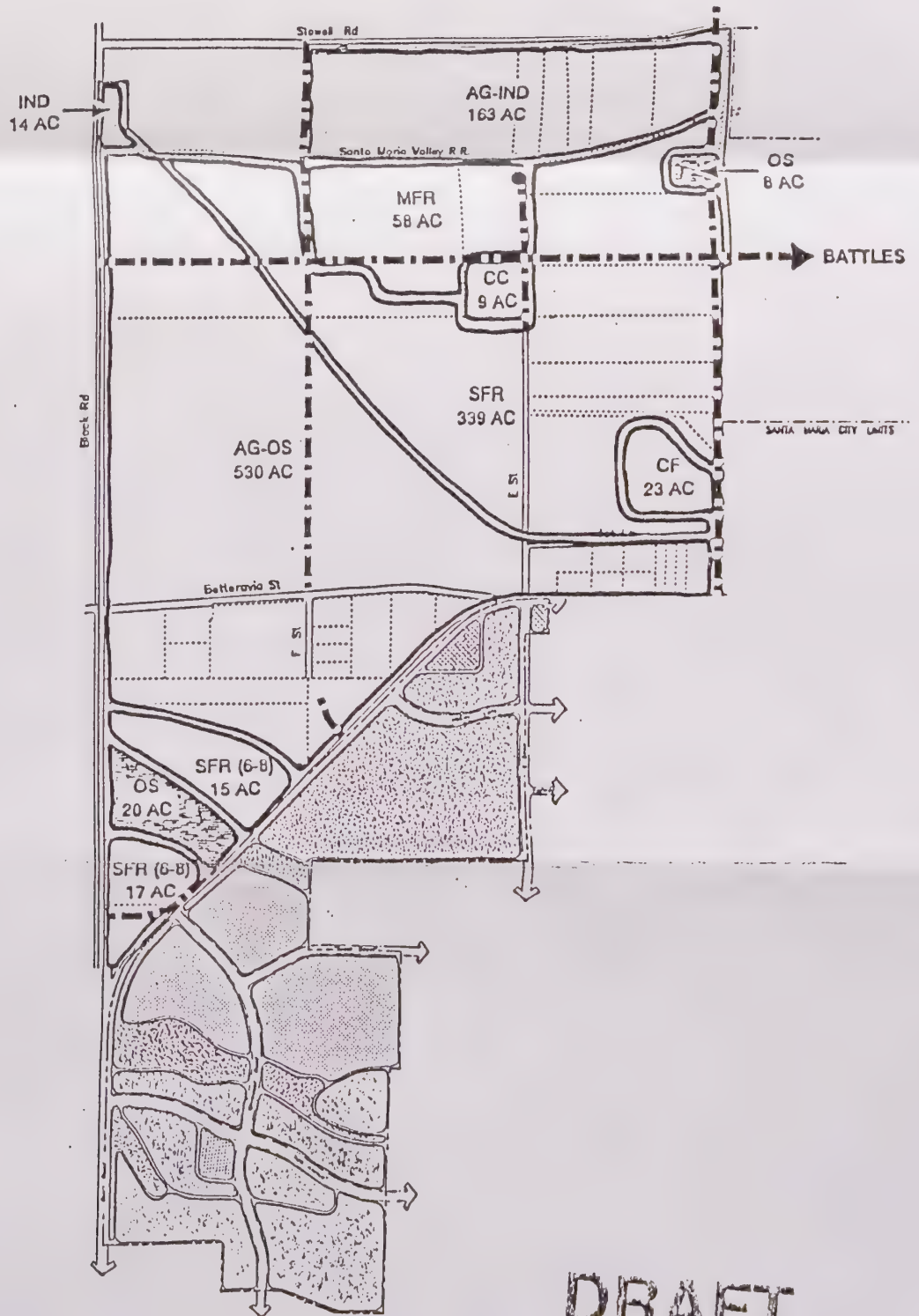
AREA 7 MAHONEY RANCH



SPECIFIC PLAN DESIGNATION

- Lower-Density Residential (LWDR)
- Low-Density Residential (LDR)
- Low-Medium Density Residential (LMDR)
- Medium-Density Residential (MDR)
- Neighborhood Commercial (NC)
- Heavy Commercial/Manufacturing (HCM)
- Agriculture-Open Space (AOS-II)
- Open Space (OS)

AREA 9 EAST BLACK ROAD CONCEPT PLAN



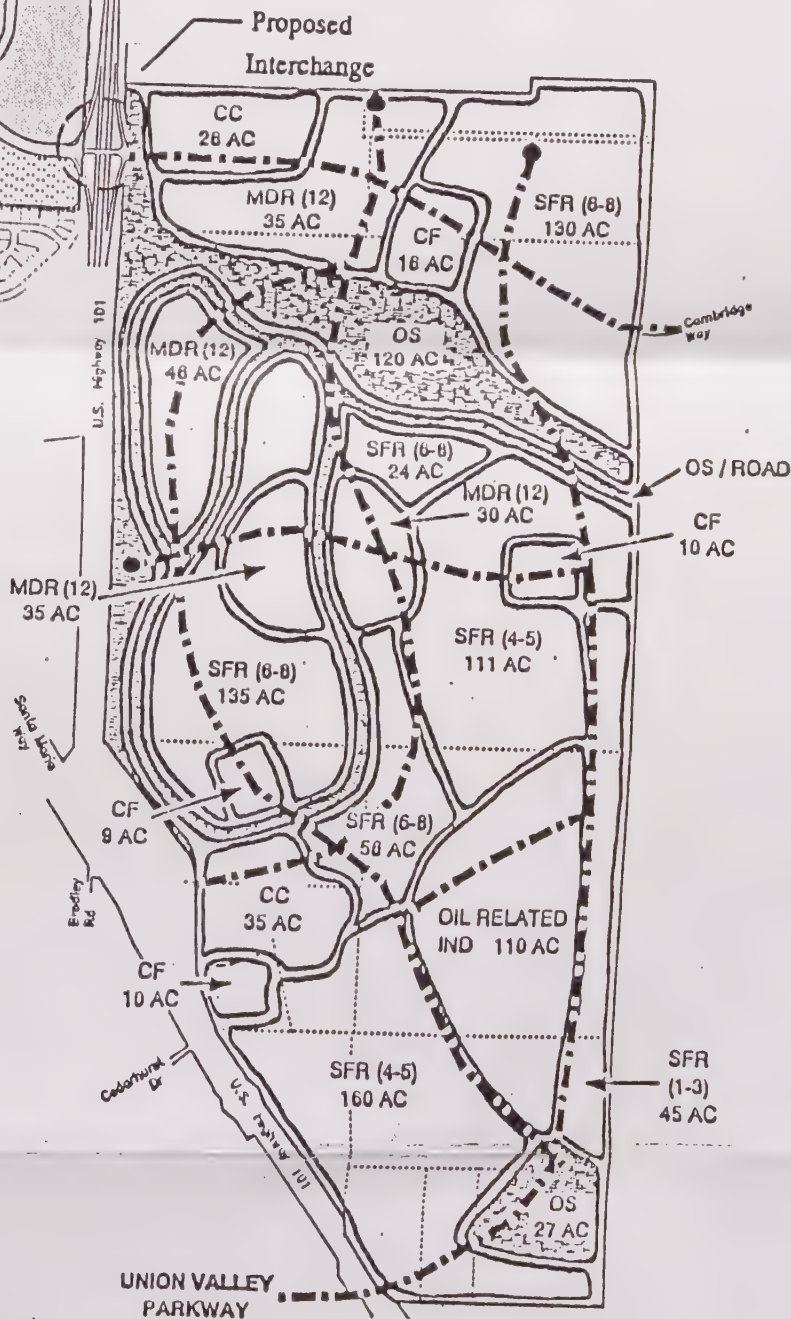
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AREA A ENTRADA ESTE

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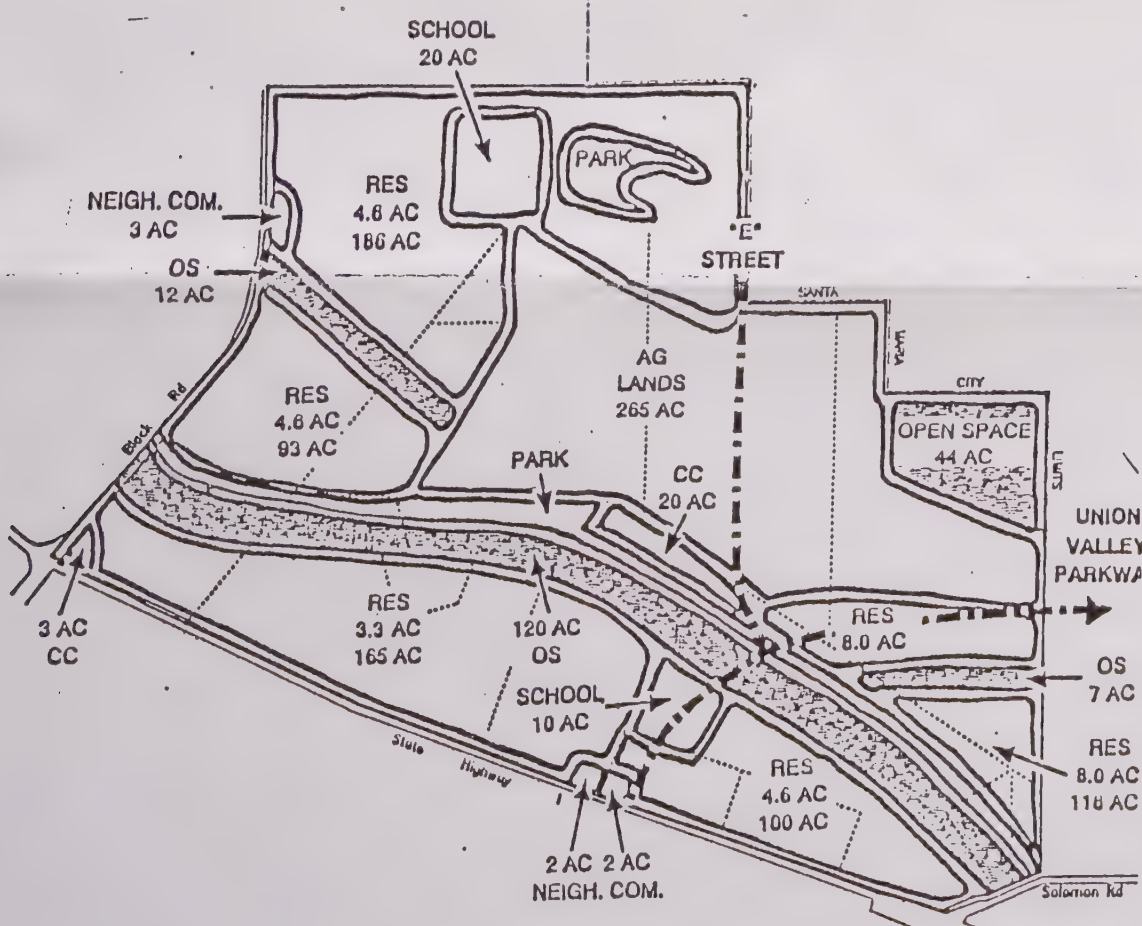
- LAND USE
- Lower-Density Res. (4 D.U./ac.)
 - Low-Density Res. (5 D.U./ac.)
 - Low-Medium Res. (6-8 D.U./ac.)
 - Medium-Density Res. (12 D.U./ac.)
 - High-Density Res. (22 D.U./ac.)
 - Freeway Commercial
 - General Commercial
 - Commercial Professional Office
 - Park/Open Space
 - Public Facilities

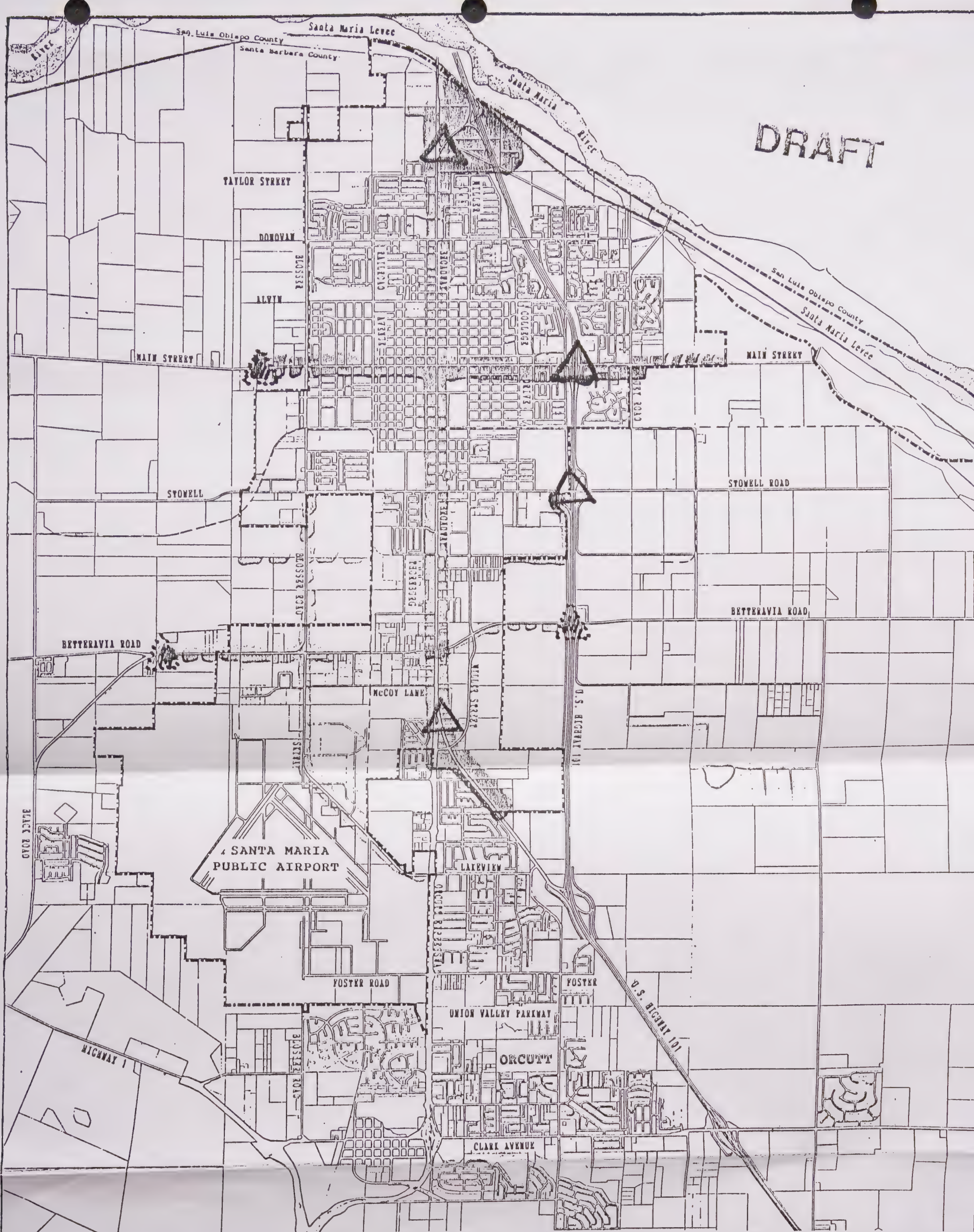


AREA C
EL CAMINO REAL
CONCEPT PLAN

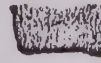
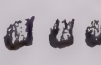




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AREA B
ORCUTT WEST
CONCEPT PLAN

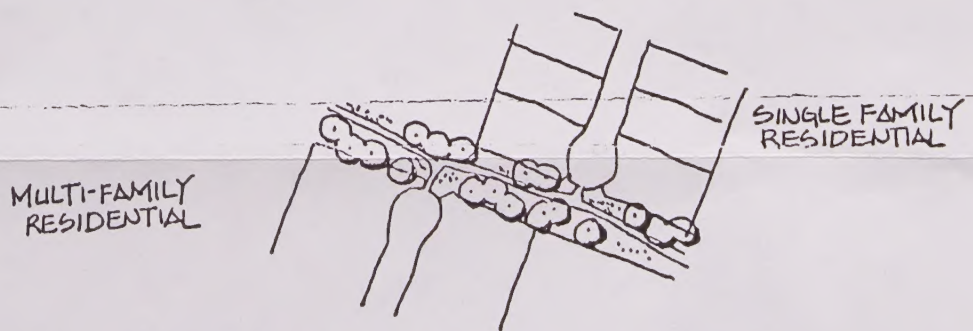
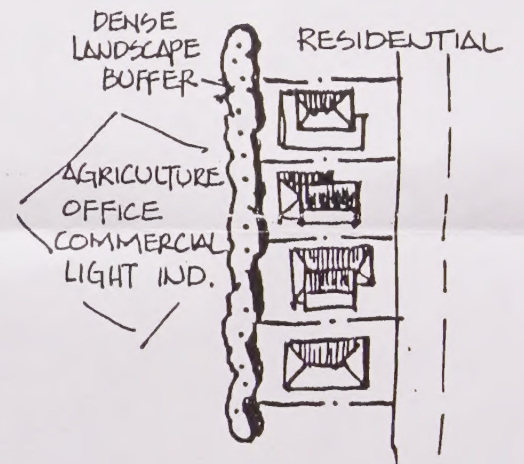
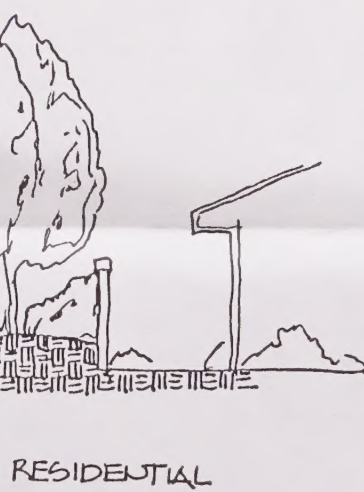
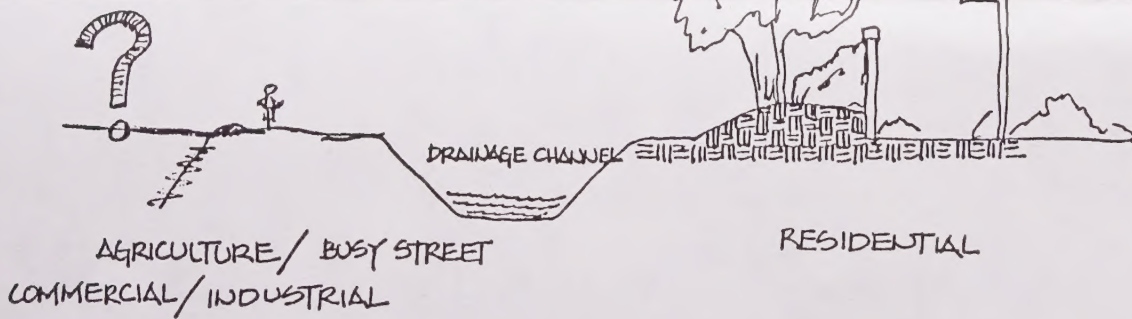
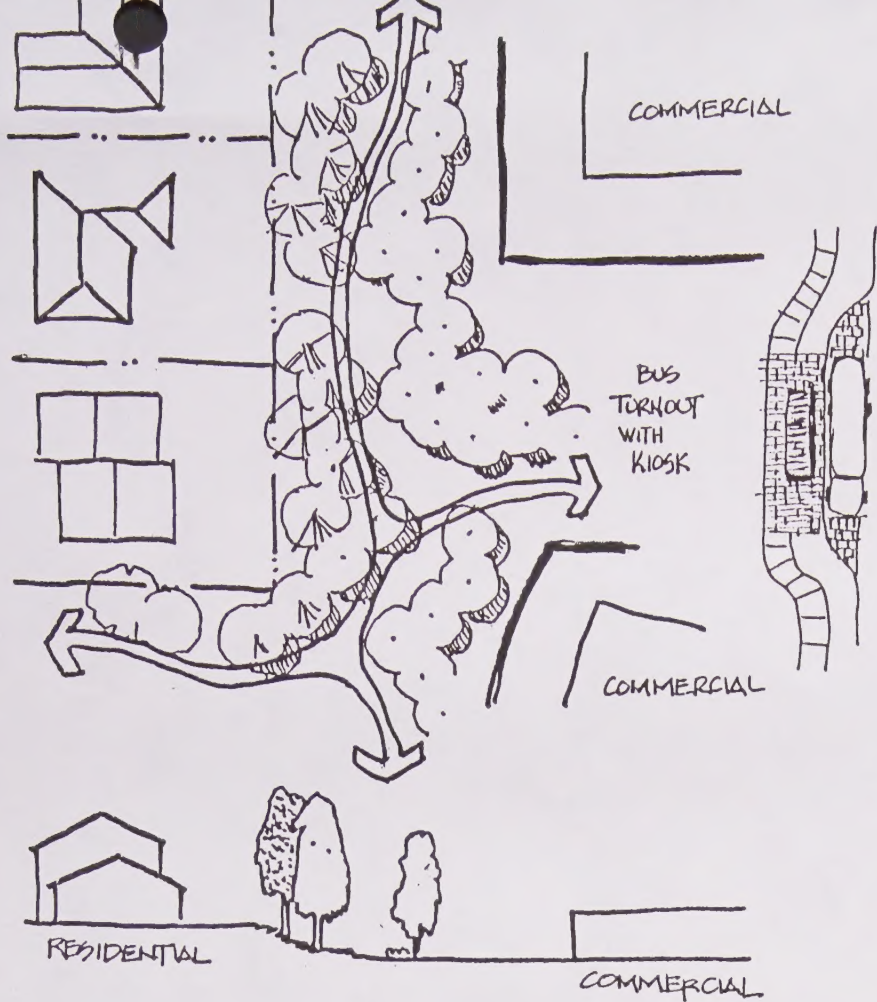




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-  ENTRADA DESIGN GUIDELINES
-  FUTURE ENTRADA DESIGN GUIDELINES
-  PD DESIGN CORRIDORS
-  FUTURE PD DESIGN CORRIDORS
-  ENTRY MONUMENT
-  FUTURE ENTRY MONUMENT

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SPECIAL STUDY AREAS



1. BLOSSER - FESLER - RAILROAD/DEPOT STREETS - S.M.V.R.R.
2. JONES STREET (frontages) FROM BROADWAY TO BRADLEY
3. DAL PORTO - WEST STREET - THORNBURG
4. EAST NEWLOVE DRIVE

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EXHIBIT LU-8

U.C. BERKELEY LIBRARIES



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